

# MOLD NOTIFICATION ADDENDUM

It is our goal to maintain the highest quality living environment for our residents. Each unit is inspected prior to occupancy by new residents. This inspection includes all areas in which mold or mildew might grow, and all conditions which might facilitate that growth. In entering into the walk through, the Owner and its Agents have no knowledge of damp or wet building materials, of conditions which could create dampness or moisture, or of any mold or mildew contamination in your unit.

Resident agrees to maintain the Premises in a manner that prevents the occurrence of an infestation of mold or mildew within the Premises. In furtherance of such obligation, Resident agrees to perform the following:

1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
2. Resident agrees to inspect the premises regularly for the indications and sources of indoor moisture.
3. Resident agrees to immediately report to the Owner\Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
4. Resident agrees to notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls or cabinets.
5. Resident agrees to report to the Owner\Agent any significant growth of mold growth on surfaces inside the premises.
6. Resident agrees to allow the Owner\Agent to enter the unit to inspect and make necessary repairs.
7. Resident agrees to use the bathroom fan (if one is available) while showering or bathing and to report to the Owner\Agent if the fan is not working.
8. Resident agrees to dry wet clothes outdoors.
9. Resident agrees to water plants outdoors and will not grow or maintain indoor garden(s) of any kind.
10. Resident agrees to always utilize stove hood exhaust fans when cooking, dishwashing, or cleaning if that that may cause steam.
11. Resident agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water from penetrating into the interior unit.
12. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (NOTE: Mold can grow on damp surfaces within 24 to 48 hours.)
13. Resident agrees to notify the Owner\Agent of any problems with the air conditioning or heating systems that are discovered by the resident.
14. Resident agrees to open the blinds during the day in order to increase air circulation.
15. Resident agrees to opening windows during nice days allowing air to circulate. This will assist in air circulation.
16. Resident agrees to leave 10 inches between furniture and outside walls to allow air to circulation.
17. Resident agrees to clean any signs or surfaces when mold is noted. A mild bleach solution or cleaning product with bleach will clean mold off walls, windows, etc. Wiping down walls where moisture accumulates will help to prevent mold from starting.
18. Resident agrees to leave bathroom door open after showering to allow air to circulate.
19. Resident agrees to leave bathroom window open a few inches (if one is present) during a shower. A window lock should be on the window to provide safety. If one is not present resident will contact the resident manager.

Resident further agrees to indemnify and hold harmless Owner and Owner's Management agents from any actions, claims, losses, damages, and expenses (including reasonable attorney's fees and court costs) and any liability whatsoever that Owner and/or its Management agents may sustain or incur as a result of Resident's failure to comply or perform with the obligations set forth above or as the result of negligence of resident or of any other person living in, occupying, or using the Premises.

Resident hereby certifies that Resident has read and understood the contents of this ADDENDUM, and has received and duplicate copy.

\_\_\_\_\_  
(Agent's Signature) (Date)

\_\_\_\_\_  
(Lessee Signature) (Date)

\_\_\_\_\_  
(Agent's Title)

\_\_\_\_\_  
(Lessee Signature) (Date)

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(Lessee Signature) (Date)

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(Lessee Signature) (Date)

