

LEASE ADDENDUM ON MOLD

There is no documented scientific evidence that there is a problem with mold. However, to be safe you are required to do the following to minimize the occurrence and growth of mold in the Leased Premises. Resident hereby agrees to the following:

1. **MOISTURE ACCUMULATION.** Resident shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence; use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. **APARTMENT CLEANLINESS.** Resident shall clean and dust the Leased Premises regularly, and shall keep the Leased Premises, particularly kitchen and bath, clean.
3. **NOTIFICATION OF MANAGEMENT.** Resident shall promptly notify management in writing of the presence of the following conditions:
 - a. A water leak, excessive moisture, or standing water inside the Leased Premises;
 - b. A water leak, excessive moisture, or standing water in any community common area;
 - c. Mold growth in or on the Leased Premises that persists after resident has tried several times to remove it with household cleaning solution, such as Lysol or Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
 - d. A malfunction in any part of the heating, air-conditioning, or ventilation system in the Leased Premises.
4. **LIABILITY.** Resident shall be liable to Owner for damages sustained to the Leased Premises or to Resident's person or property as a result of Resident's failure to comply with the terms of this Addendum.
5. **VIOLATION OF ADDENDUM.** Violation of this Addendum shall be deemed a material violation under the terms of the Lease, and Owner shall be entitled to exercise all rights and remedies it possesses against Resident at law or in equity.
6. **ADDENDUM SUPERSEDES LEASE.** In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern. This LEASE ADDENDUM ON MOLD is incorporated into the lease executed or renewed on _____ between Owner and Resident.

RESIDENT SIGNATURE

DATE

RESIDENT SIGNATURE

DATE

MANAGEMENT SIGNATURE

DATE