

Moisture, Mildew & Mold Addendum

This addendum is attached to, and incorporated into, the Lease Agreement. In consideration of the mutual covenants set forth in the Lease and below, and other good and valuable consideration, Lessor and Tenant agree as follows:

1. Mold is found virtually everywhere in our environment – both indoor and outdoor and in both new and old structures. When moisture is present, mold can grow. Therefore, the best way to avoid problems related to mold is to prevent moisture buildup in the property. This is particularly important in certain more humid climates and, as a general matter, in any climate during those times of the year when outdoor temperatures and humidity levels are high. Because mold occurs naturally and can grow almost anywhere, lessor cannot guarantee lessee that the property is, or ever will be, a “mold-free environment”. There are many things a lessee can and should do within the property to reduce the possibility of mold growth, including the following:

When doors and windows are closed, keep the air conditioning (if applicable) on “Auto” or “On” at all times. When doors or windows are open, turn the air conditioner “Off”. To the extent possible, keep windows and doors closed in damp or rainy weather conditions to avoid moisture entering the property. Maintain a general temperature of 68 to 73 degrees Fahrenheit in the winter and 72 to 76 degrees Fahrenheit in the summer. Do not block or cover any heating/ventilation/air conditioning diffusers, grilles and/or thermostats with furniture, wall hangings, etc.

Wipe down and dry countertops, windows, windowsills, and air conditioning grilles when moisture condenses on these surfaces. Do not over-water houseplants and clean up spills immediately. All potted plants must have a secondary container under the primary container to collect water.

Use the exhaust fan when bathing/showering and keep the shower curtain inside the tub/shower and/or fully close the shower door (if applicable). When finished bathing/showering leave the bathroom door open and allow the exhaust fan to run until all moisture on the mirrors, bathroom walls and other surfaces has evaporated. You may need to manually dry these surfaces as well. Hang up towels and any bathmats to dry completely.

Dry any excess moisture on bath/shower and sink fixtures. Regular cleaning and drying of the walls around the bathtub and shower using household cleaner is recommended.

Use the kitchen exhaust fan when cooking on the stovetop, particularly when boiling water or other liquids.

Dry any condensation that gathers in the laundry closet. Use the dryer to dry laundry. Use drying racks in well-ventilated areas and, if possible, use a fan to circulate the air. Ensure that the dryer vent is properly connected and clear of any obstructions. Clean the dryer lint filter after every use.

Occupants of a property with rooms partially or fully below grade must provide adequate ventilation and air circulation around beds, dressers and other items in those rooms. In addition, lessee acknowledges that by placing a bed directly on the floor and/or against the wall within these rooms, thus preventing adequate circulation, they are creating an environment that could result in mold growth.

2. Lessee acknowledges and agrees that if lessee fails to take steps necessary to prevent or reduce moisture from building up in the property or fails to maintain the property in a clean condition, lessee will be creating an environment that could result in mold growth. Lessee agrees to notify lessee immediately of any sign of water leak, excessive or persistent moisture or any condensation sources in the property or in any storage room or accessory structure leased to lessee, any stains, discoloration, mold growth or musty odor in any such areas, any malfunction of the heating or cooling system, or any cracked or broken windows.

LESSEE ACKNOWLEDGES AND AGREES THAT LESSOR WILL NOT BE RESPONSIBLE FOR DAMAGES OR LOSSES DUE TO MOLD GROWTH TO THE EXTENT SUCH CONDITIONS HAVE RESULTED FROM THE ACTS OR OMISSIONS OF LESSEE/LESSEE GUESTS, OR IF LESSEE HAS FAILED TO IMMEDIATELY NOTIFY LESSOR OF ANY OF THE CONDITIONS DESCRIBED IN THIS ADDENDUM, AND LESSEE WILL REIMBURSE LESSOR FOR ANY DAMAGE TO THE PROPERTY RESULTING FROM LESSEE/LESSEES GUESTS ACTS OR OMISSIONS OR FROM LESSEES FAILURE TO NOTIFY LESSOR OF SUCH CONDITIONS.

Lessee agrees to cooperate fully with lessor in lessors efforts to investigate and correct any conditions that could result in, or have resulted in, mold growth, including, without limitation, upon lessors request, vacating the property for such time as necessary to allow for any investigation and corrective action deemed necessary by lessor.

3. Lessee warrants that lessee has reviewed and understands its obligations under this addendum.

Lessee Print

Signature

Date
