Mold Addendum

Notice to Resident(s): It is our goal to maintain a quality living environment for our residents. To help achieve this objective, it is important to minimize any mold growth in your unit. This addendum contains important information for you, the resident, as well as your responsibilities as they pertain to mold prevention.

1. Addendum: This is addendum to the Lease Agreement executed by the resident(s) of:

   Apt # _____ located at _____

   Located at the community of: _____

2. About Mold: Mold is found virtually everywhere in our environment, inside, outside, and in new and old structures. Molds are naturally occurring and microscopic organisms that reproduce from spores. Whether or not we were aware of it, we have all lived with mold spores for all of our lives. Without molds, dead organic matter would not decompose.
   - Mold breaks down organic matter in the environment and then uses the end product for food. Mold spores are transported through the air by shoes, clothing, and other means. When excess moisture is present, mold can grow. There is conflicting scientific evidence as to what constitutes an adequate accumulation of mold which could lead to adverse health effects.
     Nonetheless, necessary precautions need to be taken.

3. Resident(s) Responsibilities for Mold Prevention: In order to minimize the potential for growth of mold in your unit, the resident agrees to do the following:
   - Keep the unit clean particularly the kitchen, bathroom(s), carpets and floors. Regular vacuuming, mopping and using a household cleaner is vital in the removal of household dirt and debris that harbor mold of the elements that promote mold growth. Immediately dispose of moldy food.
   - Remove and/or report visible moisture accumulation on windows, walls, ceiling, floors and other surfaces as soon as reasonably possible. Look for and report leaks in washing machine hoses and discharge lines regardless of size. The importance of this is to prevent infiltration of any nearby walls. Resident agrees to turn on any exhaust fans in the bathroom(s) and/or kitchen before showering or cooking. Shower curtain is to be inside the tub. If the unit is equipped with a shower door, while showering, the door must remain closed. After bathing or showering the experts recommend that (1) the shower walls, shower doors, bathtub and bathroom floor be wiped free of moisture; (2) the bathroom door should be left open until all moisture on the mirrors, walls and tile surfaces has dissipated; and (3) the towels and bath mats are hung up until completely dry.
   - Promptly notify the Landlord, in writing, about any air conditioning or heating system problems. Check furnace or air filter regularly. It is recommended that doors and/or windows are periodically opened when the outside humidity is below 50% in order to reduce humid areas in the unit.
   - Promptly notify the Landlord, in writing, of any water leaks, water infiltration or mold. Landlord agrees to respond and repair or remedy the matter in accordance with the law.

4. Mold Growth and Avoidance: Preventing excessive moisture buildup in the resident's unit. Failure to be observant to leaks and moisture accumulation on surfaces and inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources that include:
   - Rainwater leaking from roofs, windows, doors, outside walls and flood waters rising above floor level;
   - Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dishwashers, dehumidifiers, refrigerators or air conditioner drip pans or clogged air conditioner condensation lines;
   - Leaks from plumbing lines and/or fixtures, leaks into walls from missing or deteriorated grouting/caulking around tubs showers or sinks;
   - Washing machine hose leaks and overflows, dishwasher hose leaks or overflows, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
   - Leaks from clothes dryer discharge vents (creating an increase of moisture in the air.);
   - Insufficient drying of carpets, carpets pads, shower walls and bathroom floors.

5. Environmental Protection Agency (EPA) Recommendations: If small areas of mold have already occurred on non-porous surfaces (i.e. ceramic tile, formica, vinyl flooring, metal, wood, or plastic), the federal EPA recommends that the area first be cleaned with soap or detergent and water, let the surface dry, *and within 24 hours* apply a pre-mixed spray on application of household biocide such as Lysol Disinfectant ®, Pine-Sol Disinfectant ® (original pine scented), Tilex Mildew Remover ®, or Clorox Cleanup ®, (Note: Only a few of the common household cleaners will actually kill mold.) Tilex ® and Clorox ® contain bleach which can discolor or stain. Be sure to follow the manufacturer instructions on the container. Applying biocides without first cleaning away the dirt and oils from the surface may be compared to painting over old paint without first cleaning and preparing the surface.

   Always clean and apply a biocide to an area 5 to 6 times larger than any visible mold due to the possibility of potential mold growth not yet visible. A vacuum cleaner with a high-efficiency particulate air (HEPA) filter may be used to help remove non-visible mold products from porous items (i.e. fibers in sofas, chairs, draperies and carpets) provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothing.

6. Do Not Clean or Apply Biocides To: (1) visible mold on porous surfaces, such as sheet rock (drywall) walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Should the resident(s) encounter these particular situations it is required that the Landlord be notified, in writing, so that the appropriate action may be taken.

7. Compliance: Compliance with this addendum will aid in the prevention of mold growth in the Resident(s) unit. The signatures below indicate that you, the resident, agree to the terms of this mold information and prevention addendum. The Resident agrees to contact Landlord with any questions or concerns regarding mold or mold potential in said unit. Failure to comply with this addendum may result in the Resident(s) being charged for damages and/or health risks posed to others.

Resident's Signature	Date		
Resident's Signature	Date	Resident's Signature	Date
Resident's Signature	Date	Management Representative	Date

6-18-2010

Print Form