Mold Addendum

Mold can create serious vulnerabilities, risks, and health problems for both tenants and guests of the rental property. While some mold grows in visible areas and can be easily discovered and removed, other types are often hidden under floors or behind walls and are not easily eradicated. In order to prohibit the growth of mold on the property, Tenant agrees to the following terms and conditions in reference to maintenance and upkeep of his or her rental unit.

Failure to comply with any of the terms listed below will be considered a violation of the Rental Agreement and will be grounds for eviction. Furthermore, Tenant will be held liable for any damages resulting from failure to comply with these terms.

1. Tenant shall immediately report any water leaks to the property manager or owner.

2. Tenant shall not allow any accumulation of standing water or moisture to remain in his or her rental unit and will promptly remove, to the best of his or her ability, any such accumulations. Any accumulation of standing water or tenant that Tenant cannot sufficiently remove by his or her own efforts shall immediately be reported to the property manager or owner.

3. Tenant shall be accountable for keeping the humidity of the rental unit at reasonable levels. Furthermore, Tenant shall report any indication of atypical or excessive humidity to the property manager or owner. Indications of excessive humidity may include peeling or cracking paint or wallpaper, buckling walls or ceilings, excessive condensation on windows and/or walls, sweating pipes, as well as the malfunction of any heating, ventilation or air-conditioning system.

4. Tenant should be observant for any mold growth in the rental unit and should take care to inspect high humidity areas to ensure that mold is not present. Such areas include, but are not limited to, bathroom and kitchen areas, carpets, air conditioning lines, hot water heaters, pipes under cabinets and sinks, appliance hoses, showers, tubs, sinks, toilets, garbage disposal systems, and/or caulking around windows and doors.

5. Tenant shall be responsible, to the best of his or her ability, for the removal of any visible and accessible mold growth in the rental unit. Any mold growth that Tenant cannot reasonably remove by his or her own efforts shall immediately be reported to the property manager or owner.

This Addendum hereby becomes part of and is incorporated into the Rental Agreement.

|  |  |  |
| --- | --- | --- |
|  |  |  |
| Tenant |  | Owner/Property Manager |
|  |  |  |
| Date |  | Date |