

# MOLD PREVENTION ADDENDUM

It is our goal to maintain the highest quality living environment for our residents. Therefore, know that the property Landlord or their Agent has inspected your unit prior to move in and we know of no mold or mildew contamination. You as a resident are hereby notified that the mold can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew or mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of your apartment clean and that they promptly notify the Landlord or their Agent of any leaks, moisture problems, and/or mold growth.

**Residents agree to maintain the premises in a manner that prevents the occurrence of mold or mildew. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:**

1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to the Landlord or their Agent of any water intrusion such as plumbing leaks, drips or sweating pipes.
3. Resident agrees to immediately notify Landlord or their Agent of any overflows in the bathroom, kitchen or laundry facilities
4. Resident agrees to immediately notify Landlord or their Agent of any significant mold growth in the unit.
5. Resident agrees to allow the Landlord or their Agent into the unit to make needed repairs
6. Resident agrees to use the bathroom exhaust fan while bathing or showering and to report inoperable fans immediately.
7. Resident agrees to use the exhaust fans when cooking, dishwashing or cleaning
8. Resident agrees to keep windows, doors, and other openings closed properly to prevent outdoor water/moisture from entering the unit.
9. Resident agrees to clean and dry any visible moisture on the windows, walls, ceilings, sills, and other surfaces including personal property, as soon as possible (It takes approximately 36 hours for mold to grow)
10. Resident agrees to notify the Landlord or their Agent of malfunctions with the heating or cooling system.
11. Resident agrees to hold harmless the Landlord and their Agents from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that the Landlord or their Agent may sustain or incur as a result of negligence of the Resident, their guests, or other person living in or using the premises.

TENANT 1: \_\_\_\_\_

DATE: \_\_\_\_\_

TENANT 2: \_\_\_\_\_

DATE: \_\_\_\_\_

TENANT 3: \_\_\_\_\_

DATE: \_\_\_\_\_

TENANT 4: \_\_\_\_\_

DATE: \_\_\_\_\_

TENANT 5: \_\_\_\_\_

DATE: \_\_\_\_\_

TENANT 6: \_\_\_\_\_

DATE: \_\_\_\_\_

LANDLORD/AGENT OF LANDLORD: \_\_\_\_\_

DATE: \_\_\_\_\_