

**ADDENDUM REGARDING MOLD CONTAMINATION
AND AGREEMENT TO MAINTAIN PREMISES**

This Addendum is to the Residential Lease-Rental Agreement between _____
Owner, and _____, Tenant, concerning property commonly known as _____

MOLD WARNING STATEMENT

Persons exposed to extensive mold contamination can develop allergies to the mold or other health problems. Mold growth can also damage furnishings and structural elements of a home. While symptoms in most persons may occur only when exposure levels are high, in all cases indoor mold growth is unsanitary and undesirable. It is important that Tenant properly maintain the premises, take reasonable steps to prevent any mold spores from growing or becoming airborne, and promptly notify the Owner of any problems.

In addition to the provisions regarding maintenance contained in the Lease-Rental Agreement referred to above, Tenant agrees to take all reasonable steps to actively prevent mold or mildew infestation in the premises including, but not limited to the following:

1. Immediately notifying Owner of any water intrusion such as leaking or sweating plumbing, or overflows from bathroom or laundry equipment;
2. Promptly reporting to Owner the presence of any other leaks, moisture intrusion or mold growth;
3. Using exhaust fans or open windows in the bathroom when showering or bathing, and in the kitchen when cooking;
4. Promptly cleaning and drying any visible moisture on windows, walls, or other surfaces so as to prevent mold growth;
5. Keeping the premises free of dirt and debris;
6. Allowing adequate space between furniture and walls to permit ventilation; and
7. Leaving room in the storage area under bathroom and kitchen sinks for adequate ventilation.
8. Promptly notifying Owner of any problems with air conditioning or heating systems.

Tenant agrees to hold Owner harmless from any claims for damages, including attorney fees and costs, that may be incurred by Owner as a result of the lack of reasonable care on the part of Tenant or any other occupant of the premises in preventing or promptly reporting any mold or mildew infestation in the premises.

This Addendum, upon its execution by both parties, is made a part of the above Lease-Rental Agreement.

Tenant _____ Date _____

Tenant _____ Date _____

Owner _____ Date _____

Owner _____ Date _____

Rev. by _____
Date _____

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