



MOLD ADDENDUM

EXHIBIT F TO THAT CERTAIN LEASE DATED _____ BETWEEN _____, LANDLORD, AND _____, AND _____, TENANT(S), FOR APARTMENT UNIT # _____ LOCATED AT _____:

The undersigned agree that this addendum is incorporated into and made part of the Lease Agreement.

In order to minimize the occurrence and growth of mold in the leased premises, Tenant(s) hereby agrees to the following:

- 1. Moisture Accumulation - Tenant(s) shall remove any visible moisture accumulation in or on the leased premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathroom(s) when necessary; keep climate and moisture in leased premises at reasonable levels.
2. Apartment Cleanliness - Tenant(s) shall clean and dust the leased premises regularly, and shall keep the leased premises, particularly kitchen and bath(s) clean.
3. Leaks - Inspect for leaks in your apartment on a regular basis. Look for discolorations or wet spots.
4. Notification of Management - Resident shall promptly notify Landlord in writing of the presence of the following conditions:
i. Water leak, excessive moisture, or standing water inside the leased premises;
ii. A water leak, excessive moisture, or standing water in any community common area.
iii. Mold growth in or on the leased premises that persists after Tenant(s) has tried several times to to remove with household cleaning solutions such as Lysol or Pine Sol disinfectants, Tilex Mildew Remover or Clorox.
iv. A malfunction in any part of the heating, air conditioning, or ventilation system in the leased premises.

VIOLATION OF THIS ADDENDUM SHALL BE DEEMED A MATERIAL VIOLATION UNDER THE TERMS OF THE LEASE AGREEMENT AND SHALL CONSTITUTE A DEFAULT OF THE LEASE AGREEMENT.

In case of conflict between the provisions of this addendum and any provisions of the Lease agreement, the provisions of this addendum shall govern.

Tenant(s) has read and understands and agrees to be bound by the terms of this addendum.

Tenant: _____ Date Signed _____

Tenant: _____ Date Signed _____

Landlord _____

Sherry Waldron, as Agent for Landlord _____ Date Signed _____