



MOLD PREVENTION ADDENDUM

It is the goal of Real Living Home Realty Group to provide a quality living environment for our tenants. To help achieve this goal it is important we work together to minimize any mold growth in your property. That is why this addendum contains important information for you, as well as responsibilities for both you and us.

This is an addendum to the lease date _____ by and between Real Living Home Realty Group, Agent for the Owner, hereinafter known as “Agent”, and _____ hereinafter known as “Tenant” for the premises known as _____.

About Mold

Mold is found virtually everywhere in our environment - both indoor and outdoors and in both new and old structures. Molds are naturally occurring microscopic organisms, which reproduce by spores. Mold breaks down organic matter in the environment and uses the end product for its food. Mold spores (like plant pollen) spread through the air and are commonly transported by shoes, clothing and other materials. When excess moisture is present inside an property, mold can grow. There is conflicting scientific evidence as to what contributes a sufficient accumulation of mold that could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.

Preventing Mold Begins with You

In order to minimize the potential for mold growth in your property, you must do the following:

- Keep your property clean - particularly the kitchen, the bathroom(s), carpets and floors. Regularly vacuuming, mopping and using household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold.
- Remove visible moisture accumulating on windows, walls, ceilings, floors and other surfaces as soon as reasonably possible. Look for leaks in washing machine hoses and discharge lines, especially if the leak is large enough for water to infiltrate nearby walls. When showering, be sure to keep the shower curtain inside the tub and fully close the shower doors.

In Order to Avoid Mold Growth

It is important to prevent excess moisture buildup in your property. Failure to promptly pay attention to leaks and moisture that might accumulate on property surfaces or that might get inside walls or ceilings can encourage mold growth. Prolonged moisture can result from a wide variety of sources such as:

- Rain water leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level
- Overflows from showers, bathtubs, toilets, sinks, washing machines, refrigerators, AC drip pans or clogged AC lines
- Leaks from plumbing lines or fixtures, washing machine hoses, leaks into walls from bad or missing grouting/caulking around showers, tubs or sinks.

If small areas of mold have already occurred on Non-Porous Surfaces (such as ceramic tile, formica, vinyl flooring, metal, wood or plastic) clean with soap and water, let dry 24 hours. Do not clean or apply household biocides to visible mold on porous surfaces, such as sheet rock walls or ceilings or large areas of non-porous surfaces. Notify us by work order and we will take appropriate action.



Tenant Obligations Regarding Mold

Tenant will provide appropriate climate control within the property, keep the residence clean and take other measures to prevent mold and mildew from accumulating in the property. Tenant agrees to clean and dust the property on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Tenant agrees to periodically inspect all sinks, bathtubs, toilets, shower enclosures, refrigerators, dishwashers, water heaters, washing machines, dryers, humidifiers and air conditioners and the connections, discharge lines and the areas surrounding each to ascertain whether there are any water leaks or signs of water leaks. Tenant agrees no to block or cover any of the heating, ventilation or air conditioning ducts in the property. Tenant also agrees to immediately report, in writing to the Agent: any evidence of a water leak or excessive moisture in the property, as well as any storage room, garage or other common area; any evidence of mold or midew growth that cannot be removed by simple applying a common household cleaner and wiping the area; any failure or malfunction in the heating, ventilation or air conditioning system in the proeprty; and any inoperable windows or doors.

Agent’s Obligations Regarding Mold

Upon notification from tenant regarding signs of water leaks, water infiltration or mold, or any failure or malfunction in the heating, ventilation or air conditioning system in the property and/or on building structures, Agent will, within reasonable time frame, make necessary repairs to the property in accordance with State Laws and the Lease Agreement provided such damage was not caused by the misuse or neglect of the Tenant, or any occupants or guests of Tenant.

Remedies

A breach of this Mold Addendum by Tenant will be a material violation of the Lease allowing Agent to recover possession of the property, with right of eviction upon 3 days notice, and all other rights and remedies contained in the Lease. In the event of a breach of this Mold Addendum by Agent, Tenant’s sole and exclusive remedy will be to immediately vacate the property and Tenant’s obligations to continue to pay rent will terminate on the date Tenant delivers possession of the property to Agent. Agent and/or Owner will in no event be liable for consequential damages such as damages to Tenant’s personal property, or claims of adverse health conditions associated to exposure to mold.

Warranties, Indemnifications and Release

Tenant hereby indemnifies and will hold Agent and Owner harmless from any and all claims or causes of action, arising (in whole or in part) from Tenant’s breah of obligations contained in this Mold Prevention Addendum. Tenant hereby releases Agent and Owner from any and all claims of Tenant or Occupant for the presence of mold in the property, other than claims based on breach of this Mold Prevention Addendum by Agent and further releases Agent and Owner from any and all claims of consequential damages such as damages to Tenant’s personal property, or claims of adverse health conditions associated with exposure to mold.

Tenant Print

Tenant Signature

Tenant Print

Tenant Signature

Property Manager Print

Property Manager Signature