

MOLD INFORMATION AND PREVENTION ADDENDUM

This addendum (this "Addendum") is ma	de this	day of	,	, and forms
a part of that certain Lease Agreement	dated			(the "Lease")
between				_` ("Owner")
(~~	Tenant"),			(`"Tenant")
("]	Γenant"),			("Tenant")
("	Tenant"),			("Tenant")
for the Premises described in the Lease. In	n case of c	onflict between t	he provisions of this	
any other provisions of the Lease, the provi	visions of t	his Addendum sh	all govern.	

Please note: It is our goal to maintain a quality living environment for our tenants. To help achieve this goal, it is important to work together to minimize any mold growth in your dwelling. That is why this Addendum contains important information for you, and responsibilities for both you and us.

ABOUT MOLD. Mold is found virtually everywhere in our environment—both indoors and outdoors
and in both new and old structures. Molds are naturally occurring microscopic organisms, which
reproduce by spores and have existed, practically from the beginning of time. All of us have lived with
mold spores all our lives. Without molds we would all be struggling with large amounts of dead organic
matter.

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 a dwelling, mold can grow. There is conflicting scientific evidence as to what constitutes a sufficient accumulation of mold which could lead to adverse health effects. Nonetheless, appropriate precautions need to be taken.

- 2. PREVENTING MOLD BEGINS WITH YOU. In order to minimize the potential for mold growth in your dwelling, you must do the following:
 - Keep your dwelling clean—particularly the kitchen, the bathroom(s), carpets and floors.
 Regular vacuuming, mopping and using a household cleaner to clean hard surfaces is important to remove the household dirt and debris that harbor mold or food for mold. Immediately throw away moldy food.
 - Safely remove visible moisture accumulation on windows, walls, 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. Turn on exhaust fans in the bathroom and kitchen before you start showering or cooking with open pots. When showering, be sure to keep the shower curtain inside the tub or fully close the shower doors. Also, the experts recommend that after taking a shower or bath: (1) let the exhaust fan run for 20 minutes after showering (2) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (3) leave the bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (4) hang up your towels and bath mats so they will completely dry out.
 - Promptly notify us by submitting a work order regarding any air conditioning or heating system problems you discover. Follow our rules, if any, regarding replacement of air filters. Also, it is recommended that you periodically open windows and doors on days when the outdoor weather is dry (i.e., humidity is below 50 percent) to help humid areas of your dwelling dry out.
 - Promptly notify us by submitting a work order regarding any signs of water leaks, water infiltration or mold. We will respond in accordance with state law and the Lease to repair or remedy the situation, as necessary.

- 3. IN ORDER TO AVOID MOLD GROWTH, it is important to prevent excessive moisture buildup in your dwelling. Failure to promptly pay attention to leaks and moisture that might accumulate on dwelling 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:
 - Rainwater leaking from roofs, windows, doors and outside walls, as well as flood waters rising above floor level:
 - Overflows from showers, bathtubs, toilets, lavatories, sinks, washing machines, dehumidifiers, refrigerator or A/C drip pans or clogged up A/C condensation lines;
 - Leaks from plumbing lines or fixtures, and leaks into walls from bad or missing grouting / caulking around showers, tubs or sinks;
 - Washing machine hose leaks, plant watering overflows, pet urine, cooking spills, beverage spills and steam from excessive open-pot cooking;
 - Leaks from clothes dryer discharge vents (which can put lots of moisture into the air); and Insufficient drying of carpets, carpet pads, shower walls and bathroom floors.
- 4. IF SMALL AREAS OF MOLD HAVE ALREADY OCCURRED ON NON-POROUS SURFACES (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic), the federal Environmental Protection Agency (EPA) recommends that you first clean the areas with soap (or detergent) and water, let the surfaces dry. Within 24 hours you may elect to apply a pre-mixed, spray-on-type household biocide or disinfectant. You can consult the EPA's website for appropriate products. Use care with products that contain bleach, which can discolor or stain. Be sure to follow the instructions on the container. Applying biocides or disinfectant without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface. Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be adjacent in quantities not yet visible to the naked eye. Machine washing or dry cleaning will remove mold from clothes.
- 5. DO NOT CLEAN OR APPLY BIOCIDES TO: (1) visible mold on porous surfaces, such as sheetrock walls or ceilings, or (2) large areas of visible mold on non-porous surfaces. Instead, notify us in writing, and we will take appropriate action subject to special exceptions for natural disasters.
- 6. COMPLIANCE. Complying with this Addendum will help prevent mold growth in your dwelling, and both you and we will be able to respond correctly if problems develop that could lead to mold growth. If you have any questions regarding this Addendum, please contact us at or at the phone number shown on your Lease.

Tenant	Date	Tenant	Date
Tenant	Date	Tenant	Date
Tenant	Date	Tenant	Date
Owner	Date	-	

If you fail to comply with this Addendum, you can be held responsible for property damage to the Premises and any health problems that may result. We are unable to fix problems in the Premises unless and until we

are made aware of them.