

# MOLD LEASE ADDENDUM

Date: \_\_\_\_\_

Tenant Name(s): \_\_\_\_\_

Unit Address: \_\_\_\_\_

## Purpose

The landlord aims to maintain the property at the highest standard of living for tenants. Prior to the commencement of this lease, the landlord inspected the dwelling unit and identified no damp or wet building materials and is unaware of any mold, mildew, or other fungal growth. However, mold and mildew spores are naturally present in the environment and cannot be entirely eliminated from any dwelling.

Excess moisture can lead to high indoor humidity and promote mold, mildew, or other fungal growth. Most moisture sources can be controlled through simple procedures under the tenant's control. Our mutual goal is to reduce excess moisture within the dwelling unit wherever and whenever possible.

## Tenant Responsibilities

To minimize the risk of mold or mildew, protect personal property, and maintain a healthy living environment, the tenant agrees to:

1. **Maintain Cleanliness:** Keep the dwelling clean and free of dirt and debris that can harbor mold or mildew.
2. **Use Appropriate Cleaning Products:** Clean bathroom and kitchen surfaces with products designed to inhibit mold and mildew growth.
3. **Address Moisture Promptly:** Clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as it appears.
4. **Utilize Exhaust Fans:** Use bathroom fans while bathing or showering, kitchen fans while cooking, and utility area fans when using water. Continue using fans for at least 30 minutes after these activities.
5. **Report Malfunctioning Fans:** Notify the landlord promptly if any exhaust fan is not operating properly.
6. **Prevent Water Intrusion:** Use reasonable care to close all windows and other openings to prevent rain and outdoor water from entering the dwelling.
7. **Ensure Ventilation:** Open multiple windows (weather permitting) at least twice a week for one hour to allow cross-ventilation.

8. **Cover Fish Tanks:** Keep any fish tanks covered, if allowed under the rental agreement or pet addendum.

9. **Maintain Heating:** Keep the heating system operational and maintain indoor temperatures between 55°F and 75°F. Do not use non-vented kerosene or other flame-producing space heaters indoors.

10. **Allow Air Circulation:** Maintain at least six inches of space between furniture and walls for proper air ventilation.

11. **Report Moisture Issues:** Immediately notify the landlord of any excess moisture or water leakage, such as plumbing leaks, sweating pipes, or overflows in the bathroom, kitchen, or laundry areas. Remove excess water promptly to prevent damage.

12. **Report Mold Growth:** Inform the landlord of any mold growth on surfaces inside the dwelling that cannot be removed or controlled by the tenant.

13. **Permit Inspections:** Allow the landlord to enter the dwelling unit to inspect and make necessary repairs.

### **Acknowledgment**

The tenant understands and agrees that failure to comply with the responsibilities outlined in this addendum constitutes a material noncompliance with the rental agreement, affecting health and the integrity of the dwelling unit, and may result in termination of tenancy.

Tenant(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Owner/Agent Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_