

MOLD ADDENDUM TO LEASE

This Addendum is agreed to and shall be made part of the lease agreement between:

_____ (OWNER OR AGENT) AND

_____ (TENANTS) for the premises located at
_____, CA, _____.

Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth. Tenant acknowledges that the above mentioned unit was delivered free of mold and will be responsible for remedying future mold conditions caused as a result of poor housekeeping.

CLIMATE CONTROL: Tenant(s) agree to use air-conditioning systems, if provided, in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only.

TENANT(S) AGREE TO: Use hood vents when cooking, cleaning and dishwashing • Keep closet doors ajar • Avoid excessive amounts of indoor plants • Use exhaust fans when bathing/showering and leave on for a sufficient amount of time to remove moisture • Use ceiling fans if present • Water all indoor plants outdoors • Wipe down any moisture and/or spillage • Wipe down bathroom walls and fixtures after bathing/showering • Wipe down any vanities/sink tops • Avoid air drying dishes • Not “hang-dry” clothes indoors • Open blinds/curtains to allow light into premises • Wipe down floors if any water spillage • Hang shower curtains inside bathtub when showering • Securely close shower doors if present and leave bathroom and shower doors open after use • Remove any moldy or rotting food and remove garbage regularly • Use household cleaners on any hard surfaces • Wipe down any and all visible moisture including windows and sills • Inspect for leaks under sinks

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non-staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

VIOLATION OF ADDENDUM

Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Owner or Agent of any mold, mildew, leaks or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the lease, and owner or agent shall be entitled to exercise all rights and remedies it possesses against TENANT(S) and TENANT(S) shall be liable to Owner for damages sustained to the premises. TENANT(S) shall hold Owner and agent harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

In the event of a conflict between the terms of the Lease and this Addendum, the terms of this Addendum shall control.

Owner or Owner's Agent

Date

Tenant

Date

Tenant

Date

