

MOLD AND MILDEW ADDENDUM

TENANT(S): _____ DATE: _____
 ADDRESS: _____ UNIT: _____
 CITY: _____ STATE: _____ ZIP: _____

This Addendum is made part of the Rental Agreement dated _____, between (“Tenant”) _____ and (“Landlord”) _____ for the Premises described above.

Mold and Mildew: Due to high humidity and/or coastal conditions, dwellings in this area have an increased possibility of developing mold and mildew. Although mold and mildew are found virtually everywhere in our environment (indoors, outdoors, and in both new and old structures), there is conflicting scientific evidence as to the amount of mold and mildew that can lead to adverse health consequences. Nonetheless, appropriate precautions can be taken to minimize mold and mildew accumulation, and the existence of mold and mildew in our environments must be recognized by all Tenants. Accordingly, by signing this Addendum, Tenant acknowledges and agrees to the following terms and conditions.

Tenant(s) Responsibilities: Tenant agrees to perform the following tasks, and adhere to the following guidelines, in order to avoid developing excessive moisture, mold or mildew.

1. **Ventilation:** (a) Ventilate the dwelling as much as possible when operating your washer/dryer. If the washer/dryer is/are blocked by a door, keep the door open. Periodically check any washer hoses and other pipes and/or plumbing lines so as to ensure that there are no leaks or drips. If a dryer is installed in the Premises, ensure that the vent is properly connected and clear of any obstruction. Clean the dryer lint screen regularly. Do not let wet or damp clothes or other cloth materials lie in piles for extended periods of time (b) Maintain adequate airflow throughout your dwelling. If safe to do so open windows on days when the outdoor weather is dry (i.e. humidity is below 50%). Landlord does not recommend leaving open windows unattended, and Tenants assume all risk associated with leaving windows open. If you would like to install window locks, please notify Landlord and obtain written permission first. Do not block or cover any heating, ventilation or air conditioning ducts in your dwelling. Run ceiling fans, if available. (c) Use the fan in the bathroom, particularly while bathing. Hang shower curtains inside the bathtub when showering or securely close shower doors. Whenever taking a shower or bathing, wipe moisture off the shower walls, shower doors, the bathtub, and the bathtub floor, and hang up your towels and bath mats so they will completely dry out. (d) Utilize a dehumidifier to extract water from the air. (e) When cooking, turn on any exhaust fans before you start cooking with open pots or pans. (f) Do not place furniture or other personal property up against walls. Leave room for air to circulate.

2. **Humidity Control:** (a) Do not keep an excessive number of house plants. (b) Even if permitted in writing by Landlord, avoid the use of fish tanks. (c) Do not cook for extended periods of time. (d) Do not wash or dry clothes for extended periods of time. (e) Do not bring any personal possessions into the Premises that may contain high levels of mold, especially “soft possessions” such as couches, chairs, mattresses, and pillows.

3. **Housekeeping:** (a) Clean, vacuum and/or mop kitchens, bathrooms, carpets, floors, and all other portions of the Dwelling on a regular basis so as to avoid the accumulation of dirt and debris. Use household cleaners on hard surfaces. If a small amount of mold has grown on a 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, Resident agrees to clean the areas with soap (or detergent) and a small amount of water, let the

