

**MOLD AND MILDEW ADDENDUM**

This Mold and Mildew Addendum dated «lease\_start\_date» is attached to and made of the lease dated «lease\_start\_date» (the “Lease”) by and between «community» (agent/owner) and «head\_of\_household» (“Resident”) for unit «community» - «address\_line1» - «apt\_nbr».

Resident acknowledges that it is necessary for residents to provide appropriate climate control, keep the unit clean, and take other measures to retard and prevent mold and mildew from accumulating in the unit. Resident agrees to clean and dust on a regular basis, to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Resident agrees not to block or cover heating, ventilation or air conditioning ducts in the unit. Resident also agrees to report to the management office immediately: (1) any evidence of water leak or excessive moisture in the unit as well as in the storage room, garage or common area; (2) any evidence of a mold or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area; (3) any failure or malfunction of the heating, ventilation, or air conditioning system in the unit; and (4) any inoperable windows and doors. Resident further agrees that Resident shall be responsible for damages to the unit and Resident’s property as well as injury to Resident and occupants resulting from Resident’s failure to comply with the terms of this Addendum.

A default under the terms of this Addendum shall be deemed material default under the terms of the lease, and the Lessor shall be entitled to exercise all the rights and remedies at law or in equity. Except as specifically stated herein, all other terms and conditions of this Lease shall remain unchanged. In the event of any conflict between the terms of this agreement and terms of the lease, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the Lease shall have the same meaning for purposes of this Addendum as it has for the purposes of this lease.

Residents:  
(All residents must sign here)

\_\_\_\_\_  
«head\_of\_household»

\_\_\_\_\_  
«spouse\_name»

Lessor:

«community»  
\_\_\_\_\_

«rental\_agent»  
\_\_\_\_\_

Community

Representative / Agent