

MOLD/MOISTURE DISCLOSURE ADDENDUM

This addendum to the Lease Agreement is made and entered into on _____,

between Property Manager (Robert Brown) and

Tenant(s) _____

pertaining to the premises located at _____.

Mold is a naturally occurring phenomenon. Mold and/or Mildew should be cleaned as soon as it appears. Mold and/or Mildew growth can often be seen in the form of discoloration. Your housekeeping and living habits are an integral part of the ability of mold to grow. In order for mold to grow water and/or moisture must be present.

Therefore, Tenant(s) agree to maintain the property in a manner that prevents the occurrence of mold or mildew growth within the property. In furtherance of such obligation, TENANT(S) AGREE TO PERFORM THE FOLLOWING:

1. To keep the property free from dirt and debris that can harbor mold.
2. To immediately report any water intrusion, such as plumbing leaks or drips.
3. To utilize stove hood vents when cooking items that may cause steam.
4. To immediately wipe down any water or condensation that appears and/or develops on any area or any surface.
5. To clean upon first appearance, any mildew from condensation on window interiors, bathroom & kitchen walls and floors.

Cleaning is done with common household bleach diluted with water. Do not add any other cleaning chemicals, especially ammonia. Dispose of any rags used to clean mold in a sealed bag.

6. To use all reasonable care to close all windows and other openings in the property to prevent outdoor water from penetrating inside the property.
7. To maximize circulation of air by keeping furniture away from walls and corners.
8. In addition to the above, Tenant(s) agree to perform all responsibilities set forth in this Disclosure.

TENANT(S) FURTHER AGREES to indemnify and hold harmless Buckwalter Maintenance LLC; Property Manager (Robert Brown); and Owner of Property from any suits, actions, claims, losses, damages and expenses (including reasonable attorney fee and court cost) and any

liability whatsoever that Buckwalter Maintenance LLC; Property Manager (Robert Brown); and the Owner of the Property may sustain or incur as a result of the Tenant(s) failure to comply or perform with the obligations set forth above or as a result of intentional or negligent action or failure to act on the part of Tenant(s) or any other person living in, occupying, or using the property.

Tenant(s) hereby certifies that the Tenant(s) have read this Mold/Moisture Disclosure Addendum and has read and understood the contents of this Addendum, and has received a duplicate Copy.

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____

Tenant _____ Date _____