

This Lease addendum shall become a permanent part of a Lease Agreement for:

Apartment Address:	_____	Original Lease Date:	_____
Resident Name(s):	_____	Effective date of this agreement:	_____

Whereas, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged and agreed, the parties hereto agree as follows:

Mold Information and Prevention Addendum

1. Lessee acknowledges and understands that mold (also known as mildew) is found throughout the environment. As long as moisture is present, mold can grow; without moisture, molds cannot reproduce. It is through undiscovered or ignored water problems that these organisms can become a health issue. In some cases, indoor mold may be growing on hidden surfaces (e.g. the backside of dry wall, wallpaper, or paneling, the top of ceiling tiles, the underside of carpets and pads, etc.) and thus be less obvious during visual inspection by either the Lessor or the Lessee. Hidden mold growth may be suspected if a building smells moldy or water or moisture has been consistently present. Lessees can stop mold growth within the dwelling units by keeping dwellings clean, vacuuming, mopping, using household cleaners, throwing away moldy food immediately, removing moisture from dwelling surfaces, using exhaust fans in the bathroom, keeping the shower curtain inside the tub or fully closing the shower doors, leaving the bathroom door open until all moisture on the mirrors and bathroom surfaces has dissipated, hanging up towels and bath mats so they will completely dry out, and periodically opening windows when humidity is below 50%. Lessee understands that additional information about mold/mildew can be found at www.cdc.gov or www.epa.gov.
2. The Lessee acknowledges that Lessor has no knowledge of factors existing in or about the Lessee's dwelling which could be caused by Lessee or previous occupants and which could indicate the presence of mold. Lessor hereby represents that it is not aware of the signs of or presence of any toxic mold in or about the Leased Premises, or the Common Areas, except as may be specifically disclosed to Lessee in writing.
3. Lessee's Representations and Indemnification
 - a. I (Resident, Lessee) agree to immediately inform Lessor in writing of any substance that I know or suspect to be a pollutant, contaminant, or other harmful substance or agent, including specifically, but not limited to toxic mold, in or about the Leased Premises or Common Areas. Furthermore, I (Resident, Lessee) agree to immediately inform Lessor of any known common source of mold existing on or about the Leased Premises, including but not limited to 1) rain leaking from roofs, windows, doors, or walls; 2) presence of flood waters; 3) overflows or leaks from showers, bathtubs, toilets, lavatories, sinks, washing machines, dryer discharge vents, dehumidifiers, plumbing lines or fixtures, plants, pet urine, cooking spills, refrigerator or AC drip pans or condensation lines, etc.; and 4) insufficient drying of carpets, carpet pads, shower walls, and bathroom floors. I further stipulate and agree that I have had the opportunity to fully inspect the Common Areas and Leased Premises, and I hereby indemnify and hold harmless Lessor, and its agents, property managers, and assignees, from any and all claims, damages, harms, and losses arising out of or concerning any toxic substances including specifically, but not limited to toxic mold, in or about the Leased Premises or Common Areas, to the extent that such claims are or may be brought by me, my co-tenants, children and offspring, guests, and invitees.
4. Reaffirmation of Lease
 - a. To the extent that this Lease Addendum contradicts the Lease, this Lease addendum shall control, however, all other provisions of the Lease are hereby reaffirmed. Specifically, nothing herein shall be construed to restrict the Lessor's right and ability to control, regulate, manage, modify, or temporarily restrict access to any common area or matter of common benefit, in Lessor's sole discretion. Furthermore, nothing herein shall be construed to diminish or otherwise limit Lessee's obligations to Lessor in the event Lessee causes, directly or indirectly, any damage to common areas.

I/We the undersigned have read, understand, and agree to abide by the aforesaid covenants:

_____	_____	_____
Manager	Property	Tenant
_____	_____	_____
Tenant	Tenant	Tenant