



MOLD DISCLOSURE

Printed Name(s) of Owners(s): _____

Printed Name(s) of Renter(s): _____

Property Address: _____

Owner Disclosure

To the best of Owners' actual knowledge, Owners represent:
The Property described herein:

_____ has been previously tested for molds.

_____ has not been previously tested for molds.

If answer is "has not" simply sign the form.

If answer is "has," then complete the following.

The molds found

_____ were identified as toxic molds.

_____ were not identified as toxic molds.

With regard to any molds that were found, measures

_____ were taken to remove those molds

_____ were not taken to remove those molds.

Mold - Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and or/allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduced the chance of mold and mold growth.

Climate Control - Tenants agree to use all air-conditioning 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. OWNER OR AGENT RECOMMENDS THAT AIR CONDITIONING (IF PROVIDED) IS USED AT ALL TIMES.

Tenant(s) Agree to -

- Keep the premises clean and regularly dust, vacuum and mop
- Use hood vents when cooking, cleaning and dishwashing
- Keep closet doors ajar
- Avoid excessive 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
- Wipe down any moisture and or spillage
- Wipe down bathroom walls and fixtures after bathing/showering
- Wipe down vanities and sink tops
- Do not dry clothes by hanging them inside
- Regularly use and empty dehumidifier if dehumidifier is present
- Open blinds and curtains to allow light into premises
- Wipe down floors if any water spillage
- If you have shower doors, securely close them when showering

- Leave bathroom and shower doors open after use
- Wipe down windows and sills if moisture is present and wipe down any and all visible moisture
- Use dryer if present for wet towels
- Remove any moldy or rotting food
- Remove garbage regularly
- Inspect for leaks under sinks and elsewhere
- Regularly check all washer hoses if applicable
- Make certain dryer vent hose is connected to vent outside if outside venting is available

Tenants Agree to Report in Writing -

- Visible or suspected mold
- All a/c or heating problems or abnormalities
- Leaks, moisture accumulations, major spillage
- Plant watering overflows
- Shower/bath/sink/toilet overflows
- Leaky faucets, plumbing, pet urine accidents
- Any and all moisture and musty odors
- Discoloration of walls, baseboards, doors, window frames, ceilings
- Moldy clothing, refrigerator and a/c drip pan overflows
- Moisture dripping from or around any vents and or a/c condenser lines
- Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops, clothes dryer vent leaks

Small Areas of Mold - If mold has occurred on a small non-porous surface such as ceramic tile, Formica, vinyl floor, metal or plastic and the mold is not due to an ongoing leak or moisture problem, Tenant(s) agree 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, Tilex Mildew Removed or Clorox Cleanup.

Termination of Tenancy - Owner or agent reserves the right to terminate the tenancy and Tenant(s) agree to vacate the premises in the event owner or agent in its sole judgment feels that either there is a mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(s) or other persons and or Tenant(s) actions or inactions are causing a condition which is conducive to mold growth.

Violation of Addendum - If tenant(s) fail to comply with this addendum, tenants will 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 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) at law or in equity and Tenant(s) shall be liable to owner for damages sustained to the leased premises. Tenant(s) shall hold owner and agent harmless for damages or injury to person or property as a result of Tenant(s) failure to comply with the terms of this addendum.

Parties - This addendum is between the Tenant(s) and owner and or agent managing the premises. This addendum is in addition to and made part of the lease agreement and in the event there is any conflict between the lease and this addendum, the provisions of this addendum shall govern.

Receipt of Copy - Owners and Renters have read this Mold Disclosure, and by their signatures hereon acknowledge receipt of a copy thereof.

Professional Advice - Owners and Renters execute this Disclosure with the understanding that they should consult with a professional of their choice regarding any questions or concerns before its execution.

TENANT: _____ DATE: _____

TENANT: _____ DATE: _____

OWNER: _____ DATE: _____

OWNER: _____ DATE: _____