



## MOLD ADDENDUM

This addendum is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and is added to and amends that certain agreement by and between \_\_\_\_\_ as Tenant(s) and \_\_\_\_\_ as Landlord(s), which agreement is dated \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. Failure to comply with the terms of this addendum is a violation of said agreement constituting grounds for eviction and tenant=s liability for any damages as a result of tenant=s failure to comply.

- 1) **Acknowledgement** Tenant acknowledges that the rental is free of mold and agrees to take responsibility for preventing mold growth that can become a health hazard to occupants of the rental.
- 2) **Liability** Tenant agrees to be responsible for any defects or damages concerning mold during or as a result of the tenant=s occupancy, and agrees to check for mold on a regular basis. Tenant accepts full liability for the entire amount of cleaning expenses and damage reparations caused by mold or mildew during or as a result of tenant=s occupancy.

**Maintenance Care** Tenant agrees to take full responsibility for keeping the residence clean and dry and free from moisture accumulations where mold could be allowed to grow. (The kitchen and bathroom(s) are the most common places mold is known to form.)

**Climate Control** Tenant agrees to keep the temperature and humidity within reasonable levels as to prevent the growth of mold.

**Violation of Agreement** Violation of any of the provisions in this Mold Addendum shall constitute a material default of the terms of the Lease Agreement and subject to the remedies and/or penalties concerning lease violations stated in the Lease Agreement.

**Contract** The parties acknowledge and agree that this addendum once signed shall be a part of the above mentioned lease, and that no other agreements concerning mold shall be valid unless such agreement(s) are written and signed by the parties.

Tenant(s) acknowledges and has read this addendum and agrees to carry out the responsibilities described above involved with caring for and properly maintaining the mold.

Owner/Agent \_\_\_\_\_ Tenant \_\_\_\_\_ Date \_\_\_\_\_