

**ADDENDUM #4 ~ MOLD & MILDEW**

PROPERTY ADDRESS \_\_\_\_\_

Mold and mildew are problems that are especially prevalent in high moisture areas, such as the Pacific Northwest. Mold and mildew spores are present in the environment and can't be eliminated. Excess moisture is the leading cause of mold or mildew growth indoors. However, most sources of moisture can be controlled by simple procedures under your control. In order to reduce the incidence of mold and mildew, protect your own health and the condition of your unit, tenant agrees to comply with the following:

1. Keep the humidity below 40%:
  - a. Use bathroom fans during and for 30 minutes after bathing or showering; if no fan, open a window slightly for ventilation for the same amount of time.
  - b. Use the fan above the stove whenever cooking; if no fan, open a window slightly for ventilation.
  - c. Use the fan in the laundry area during and for 20 minutes after using the washer or dryer; if no fan, open a window slightly for ventilation.
  - d. Cover fish tanks.
  - e. Only use electric space heaters.
  - f. Do not keep an excess number of house plants.
  
2. Keep the temperature down and provide adequate ventilation:
  - a. Keep heating between 55 and 70 degrees at all times.
  - b. Open multiple windows at least twice a week for one hour to allow cross ventilation of the dwelling.
  - c. Allow at least 1 inch between furniture and walls to aid ventilation.
  - d. Open closet doors to allow ventilation.
  
3. Clean regularly and thoroughly:
  - a. Clean bathrooms and kitchens with mold killing products.
  - b. If mold or mildew appears on walls, ceilings, floors, or around tubs or sinks, immediately remove the mold or mildew. Following is the cleaning method recommended by the EPA:  
*Mold growth can be removed with commercial cleaning products or a weak bleach solution (one cup bleach in one gallon of water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who clean up mold should wear a tight-fitting face mask.*
  - c. Dry any water that spills from showers, sinks, etc.
  - d. Clean up spills onto carpets, rugs or floors and thoroughly dry the carpet or rug.
  - e. Regularly check and clean the window tracks and keep free of condensation.
  
4. Notify management immediately of excess moisture problems:
  - a. Water leakage, leaking plumbing, leaking tubs or showers, or running toilets.
  - b. If you have attempted to clean mold or mildew and it reappears quickly or you were not able to remove it report the mold or mildew problem to management immediately.

Tenant understands and agrees that failure to comply with the guidelines in this Addendum shall constitute both a material non-compliance with the lease/rental agreement affecting health and a serious violation of the lease/rental agreement. Tenant will be financially responsible for all damage resulting from their failure to comply with this Addendum.

\_\_\_\_\_  
L. Moore Property Management, Inc.\_\_\_\_\_  
Tenant\_\_\_\_\_  
Date\_\_\_\_\_  
Tenant

6/24/09