

TIPS FOR PREVENTING MOLD AND MILDEW

It is our goal to maintain the highest quality living environment for our residents. To help achieve this goal, it is important to work together to minimize mold and mildew build up in your apartment.

You can help minimize mold and mildew growth in your apartment by taking the following actions:

- Open windows frequently when the weather is dry to allow an exchange of air and permit the introduction of sunlight throughout your apartment. It may help if you run the fan on your furnace to circulate fresh air throughout your apartment during these times.
- In damp or rainy weather conditions, keep windows and doors closed.
- If possible, maintain a temperature of between 50° and 80° Fahrenheit within your apartment at all times.
- Clean and dust your apartment on a regular basis as required by your lease. Regular vacuuming, mopping and use of environmentally safe household cleaners are important to remove household dirt and debris that mold feeds on.
- Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilets, windows and patio doors using common household disinfecting cleaner.
- On a regular basis, wipe down and dry areas where moisture sometimes accumulates, like countertops, windows and windowsills.
- Use any pre-installed bathroom fan when bathing or showering and allow the fan to run until all excess moisture has vented from the bathroom.
- Limit houseplants to a reasonable number to keep the moisture level in your apartment at a minimum.
- Ensure that your clothes dryer vent is properly connected and clean the lint screen after every use.
- When washing clothes in warm or hot water, watch to make sure condensation does not build up within the washer and dryer closet; if condensation does accumulate, dry with a fan or towel.
- The use of a personal dehumidifier will help regulate humidity levels in your apartment and create a more comfortable environment.
- Do not allow damp or moist stacks of clothes or other cloth or paper materials to lay in piles for an extended period of time.
- Immediately report to the management office any evidence of a water leak or excessive moisture in your apartment, storeroom, garage, or any common area.
- Thoroughly dry any spills on carpeting.
- Do not overfill closets or storage areas.
- Immediately report to the management office any failure or malfunction with your heating, ventilation or air-conditioning system. As your lease provides, do not block or cover any of the heating, ventilation or air-conditioning ducts in your apartment.
- Immediately report to the management office any inoperable windows or door.
- Immediately report to the management office any musty odors that you notice in your apartment.

Mold and Mildew Addendum

600- _____
Unit Resident Date

This Mold and Mildew Addendum (the "Addendum") dated _____, 20____ is attached to and made a part of the lease dated _____, 20____ (the "Lease") by and between _____, as agent for owner of the apartments ("Lessor"), and _____ ("Resident") for unit number _____ (The "Unit") in 600- Rose Hip Apartments (the "Apartments").

Resident acknowledges that it is necessary for Resident to provide appropriate climate control, keep the Unit clean, and take other measures to retard and prevent mold and mildew from accumulating in the Unit. Resident agrees to clean and dust the Unit on a regular basis and to remove visible moisture accumulation on windows, walls, floors, ceilings and other surfaces as soon as reasonably possible. Resident agrees not to block or cover any of the heating, ventilation or air-conditioning ducts In the Unit. Resident also agrees to immediately report to the management in writing: (i) any evidence of a water leak or excessive moisture in the unit as well as in any storage room, garage or other common area; (ii) any evidence of mold-or mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area (iii) any failure or malfunction in the heating, ventilation or air conditioning system. In the Unit; and (iv) any inoperative doors or windows. Resident further agrees that Resident shall be responsible *for* damage to the Unit and Resident's property as well as injury to Resident and Occupants resulting from Residents failure to comply with the terms of this Addendum.

A default under the terms of this Addendum shall be deemed a material default under the terms of the Lease, and Lessor shall be entitled to exercise all rights and remedies at law or in equity. Except as specifically stated herein, all other terms and conditions of the lease shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Lease, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the Lease shall have the same meaning for purposes if this Addendum as it has for purposes of the Lease.

Resident or Residents:

Resident's Signature _____ Resident's Name _____
Resident's Signature _____ Resident's Name _____

Owner or Agent for Owner:

Signature _____ Name _____