

MOLD & MILDEW ADDENDUM

DATE: _____ TENANT NAME(S): _____

UNIT ADDRESS: _____

It is the goal of the landlord to maintain this property to the highest quality of living environment for the tenants. The landlord has inspected the dwelling unit prior to the commencement of the rental agreement and has identified no damp or wet building materials and knows of no mold, mildew or other fungal growth in the dwelling unit. However, mold and mildew spores are present throughout the natural environment and cannot be entirely eliminated from any dwelling place.

Many sources of excess moisture can lead to high indoor humidity and cause mold, mildew or other fungal growth. Most sources of moisture can be controlled by simple procedures under the control of the tenant. Our mutual goals should be to reduce excess moisture within the dwelling unit wherever and whenever possible.

In order to reduce the probability of mold, mildew or other fungal growth, protect your health and protect your personal property and the dwelling unit, you, the tenant agree to maintain the premises in a manner that prevents the growth of mold, mildew or other fungi in the dwelling unit by reducing or eliminating the sources of excess moisture. Moisture occurs from the process of breathing, presence of live plants and fish tanks, cooking, bathing, laundry and other moisture-producing activities.

If the dwelling contains excess moisture due to the tenant's lifestyle or activities, the tenant may be required to obtain and maintain a product or product(s) which reduce moisture in the unit.

Tenant's obligations include, but are not limited to the following:

- To keep the dwelling clean at all times; free of dirt and debris, especially those things that can harbor mold, mildew spores or other fungal growth.
- To clean bathroom, kitchen surfaces and walls with products which reduce or inhibit growth of mold, mildew or other fungi.
- To clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as the condition occurs.
- To use bathroom fans while bathing or showering, kitchen fans while cooking and utility area fans whenever water is being used. Continue use of fans for at least 30 minutes following activity.
- To agree to report to the landlord when any exhaust fan does not operate.
- To agree to use all reasonable care to close all windows and other openings to the premises to prevent rain and other outdoor water from penetrating the dwelling unit.
- To open multiple windows (weather permitting) at least twice a week for one hour to allow cross ventilation of the dwelling.
- To keep any fish tanks covered, if allowed under the rental agreement and/or pet addendum.
- To maintain connections and operation of the applicable heating source and to maintain temperatures within a range of 55 to 75 degrees. No non-vented kerosene or other flame-producing space heaters are to be used indoors at any time.
- To allow a minimum of six-inches of space between furniture and walls for proper air ventilation.
- To notify the landlord immediately of any circumstances involving excess moisture or water leakage such as plumbing leaks or drips, sweating pipes or toilet tanks, as well as, any overflows in the bathroom, kitchen or laundry facilities (if applicable), especially in cases where the overflow may have permeated walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
- To notify the landlord of any mold growth on surfaces inside the dwelling unit that cannot be removed or controlled by the tenant.
- Tenant agrees to allow the landlord to enter the dwelling unit to inspect and make necessary repairs.

Tenant understands and agrees that failure to do any of the actions required by this addendum shall constitute a material non-compliance with the rental agreement affecting health and the integrity of the dwelling unit and may result in termination of tenancy.

Landlord has provided a copy of the U.S. Environmental Protection Agency document, "A Brief Guide to Mold, Moisture, and Your Home," to tenant with the lease addendum.

Tenant(s) Signature _____ Date: _____

Owner/Agent Signature _____ Date: _____

OWNER/AGENT: Nancy Stephens - Stephens Properties, LLC

ADDRESS: 917- 22nd Avenue East, Seattle WA 98112

TELEPHONE: 206 - 660 - 1049

Disclosure of information on Lead-Based Paint and Lead-Based Paint Hazards

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not taken care of properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Tenants must also receive a Federally approved pamphlet on lead poisoning prevention.

Lessor's Disclosure (initial)

(a) Presence of lead-based paint or lead-based paint hazards (check one below):

Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

Lessor has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the lessor (check one below):

Lessor has provided the lessee with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Lessor has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Lessee's Acknowledgment (initial)

____ (c) Lessee has received copies of all information listed above.

____ (d) Lessee has received the pamphlet *Protect Your Family from Lead in Your Home*.

Agent's Acknowledgment (initial)

(e) Agent has informed the lessor of the lessors obligations under 42 U.S.C. 4582(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information provided by the signatory is true and accurate.

Lessor Date

Lessor Date

Lessee Date

Lessee Date

Agent Date

Agent Date