

*www.DoubleHeart.org*  
**MOLD ADDENDUM**

**Post Office Box, 3462, Shell Beach, CA 93448**

**(Telephone: 805/610-3949)**

Tenant(s): \_\_\_\_\_

Address: \_\_\_\_\_

The presence of mold can create health ailments and/or hazards for you or other occupants or guests visiting the rented premises. We therefore request that residents be responsible for preventing mold growth in your property, and not create or ignore conditions that can lead to mold growth. This can be done in several ways as outlined below. Resident agrees to be responsible for the following terms in regard to maintenance of their rented premises and mold prevention. This addendum becomes part of, or is incorporated into, the rental agreement. Failure to comply with any of the items listed is a violation of the rental agreement, grounds for eviction, and the resident may be held liable for any damages resulting from your failure to comply. Thank you for your cooperation.

1. Resident is responsible to report (in writing) any water leaks to the owner or manager.
2. Resident is responsible to remove any excess or accumulation of moisture (which mold needs to grow). This responsibility includes not allowing any standing water to remain present in the interior of the premises. Also to report any standing water in common areas (if applicable).
3. Because mold also needs a food source to grow, the resident is responsible for keeping their property clean (especially kitchen area) and free of food sources, which may allow mold to grow.
4. Resident is responsible for keeping the humidity and climate in the rented premises at reasonable levels. In addition, resident is responsible to report the malfunction of any heating, air-conditioning, or ventilation system that can affect the humidity or climate levels.
5. Resident is responsible for removal of mold growth on the property.
  - a. Mix "1 part bleach" to "10 parts water" in a plastic spray bottle for hard surfaces
  - b. Spray mold and leave on for 15 to 30 minutes on hard surfaces, then wipe it clean
  - c. This may take 2 to 3 attempts to clean up and be rid of mold on all hard surfaces
6. Resident is responsible for reporting, in writing, any mold growth on the premises that they are not able to clean or remove. The owner or manager reserves the right and the option to hire someone to remove mold growth and to bill the resident for the expense.

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident(s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Rental Owner/Management Signature: \_\_\_\_\_ Date: \_\_\_\_\_