



ForeShore, LLC

Lease Addendum on Mold

**To minimize the occurrence and growth of mold in the leased or rented premises, the Resident hereby agrees to the following:**

1. **MOISTURE ACCUMULATION** Resident shall remove any visible moisture accumulation in or on the leased/rented premises, including on walls, windows, floors, ceilings and bathroom fixtures. Resident shall mop up spills and thoroughly dry affected areas as soon as possible after occurrence After occurrence;  
Resident shall keep climate and moisture in the leased/rented premises at reasonable levels.
2. **PROPERTY CLEANLINESS** Resident shall clean and dust the leased/rented premises regularly, and shall keep the premises clean, particularly the kitchen and bathrooms.
3. **NOTIFICATION OF THE MANAGEMENT** Resident shall promptly notify the management in writing of the presence of the following conditions;
  - (i) A water leak, excessive moisture, or standing water inside the leased/rented premises;
  - (ii) A water leak, excessive moisture, or standing water in any community common area;
  - (iii) Mold growth in or on rented/leased premises that persists after resident has tried several times to remove it with a household cleaning solution such as Lysol or Pine-sol disinfectant, Tilex Mildew Remover or Clorox, or a combination of water and bleach
  - (iv) A malfunction in any part of the heating or ventilation system in the rented/leased premises.
4. **LIABILITY** Resident shall be liable to owner for damages sustained to the leased/rented premises or to the resident's person or property as a result of the resident's failure to comply with the terms of this addendum.
5. **VIOLATION OF ADDENDUM** Violation of this addendum shall be deemed a material violation under the terms of this lease or agreement and owner shall be entitled to exercise all rights and remedies it possesses against resident at law or in equity.
6. **ADDENDUM SUPERSEDES LEASE/AGREEMENT**  
In case of a conflict between the provisions of the addendum and any other provisions of the lease or rental agreement, the provisions of the addendum shall govern. This LEASE ADDENDUM ON MOLD is incorporated into the lease or rental agreement: executed on \_\_\_\_\_ between owner and resident.

Resident	Property Address
Resident	Date