

MOLD ADDENDUM

This will serve as an Addendum to the Lease dated _____, between Pacific Northwest Communities, LLC, Owner, and _____, (“Resident”), regarding property located at _____, (the “Premises”).

Owner desires to maintain a quality living environment for Resident. To help achieve this goal, it is important for the Owner and Resident to work together to minimize any mold growth in the Premises. This Addendum contains information for Resident, and the responsibilities of both Resident and Owner.

1. **ABOUT MOLD:** Mold is found virtually everywhere in the environment—indoors and outdoors in new and old structures. When excess moisture is present inside Premises, mold can grow. Appropriate precautions need to be taken to minimize the potential for mold growth in the Premises.
2. **PREVENTING MOLD:** In order to minimize the potential for mold growth, Owner recommends the Resident should do the following:
 - a. Keep the Premises clean – particularly the kitchen, bathroom(s), carpets and floors. Regular dusting, vacuuming, and mopping removes household dirt and debris that contribute to mold growth. Use environmentally safe household cleaners. A vacuum cleaner with a high-efficiency particulate air (“HEPA”) filter will help remove mold spores. Immediately dispose of moldy food.
 - b. Do not block or cover any ventilation. Whenever possible, maintain a temperature of 50 to 80 degrees Fahrenheit in the Premises.
 - c. Remove visible moisture accumulation on countertops, windows, windowsills, walls, ceilings, floors, and other surfaces as soon as reasonably possible. Periodically clean and dry the walls and floors around the sink, bathtub, shower, toilet, windows, and patio doors using a common household disinfecting cleaner. Blot dry spills on carpeting.
 - d. Look for leaks in washing machine hoses, faucets, and discharge lines, especially if the leak is large enough to infiltrate into nearby walls.
 - e. Use the bathroom fan when bathing or showering and allow the fan to run until all excess moisture has been vented from the bathroom. Keep the shower curtain inside the tub or fully close the shower doors when showering. After taking a shower or bath: (i) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (ii) leave bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (iii) hang towels and bath mats so they will completely dry.
 - f. Use the exhaust fan in the kitchen when cooking or while running the dishwasher and allow the fan to run until all excess moisture has been vented from the kitchen.
 - g. Open windows and doors on days when the outdoor weather is warm and dry (humidity is below 50 percent) to help humid areas of the Premises dry. Keep windows and doors closed in damp, humid, or rainy weather.
 - h. Clean the lint filter in the clothes dryer after each use and promptly report any damage to the vent connection. If condensation forms in the area, wipe it dry. Dry damp clothing as quickly as possible.

- i. Limit houseplants to a reasonable number to limit excess humidity and molds that can grow on the soil surface. Avoid over watering.
- j. Do not overfill closets or storage areas. Overcrowding restricts airflow.
- k. Promptly report to the Neighborhood Management Office:
 - i. Any leak, water damage, or signs of water infiltration;
 - ii. Any malfunction in the heating, ventilation, or air conditioning system;
 - iii. Windows or doors that do not open or close properly;
 - iv. Any areas of visible mold (except very small areas that respond to routine cleaning);
 - v. Musty or moldy odors;
 - vi. Health issues that Resident thinks may be linked to the air quality within the Premises.

Owner will respond in accordance with this Lease to repair or remedy the situation as necessary.

- 3. **EXISTING MOLD:** If small areas of mold have already formed on non-porous surfaces (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic), the Environmental Protection Agency (“EPA”) recommends cleaning the areas with soap or detergent and water, letting the surface dry, and then, within 24 hours, applying a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant®, Tilex Mildew Remover®, or Clorox Cleanup. Tilex and Clorox contain bleach that can discolor or stain. **Follow the instructions on the container.** Applying biocides without first cleaning away the dirt and oils from the surface is similar to painting over old paint without first cleaning and preparing the surface. Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be in adjacent areas, but not yet visible. A vacuum cleaner with a high-efficiency particulate air (“HEPA”) filter can be used to help remove mold products from porous items such as sofas, chairs, drapes and carpets—provided the fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.
- 4. **DO NOT CLEAN OR APPLY HOUSEHOLD BIOCIDES TO:** (a) visible mold on porous surfaces such as sheetrock walls or ceilings; or (b) large areas of visible mold on non-porous surfaces. Instead, notify Owner in writing; Owner will take appropriate action in compliance with applicable law.
- 5. **COMPLIANCE:** If Resident fails to comply with this Addendum, Resident may be held responsible for damage to the Premises and any health problems that may result.

Resident:

Forest City Residential Management, Inc.
Agent for Owner

By: _____

Date: _____

Date: _____