



Mold Addendum to Lease

1704 W. Call Street #800 • Tallahassee, FL 32304 • (850) 222-6819 • Fax: (850) 222-3197

THIS ADDENDUM IS AGREED TO AND SHALL BE MADE PART OF THE LEASE AGREEMENT BETWEEN WHITEHALL ON WEST CALL, LLC (LANDLORD) AND _____ (TENANT) FOR THE PREMISES LOCATED AT 1704 WEST CALL STREET APT # _____, BEDROOM # _____, IN TALLAHASSEE, FLORIDA 32304.

MOLD: Mold consists of naturally occurring microscopic organisms which reproduce by spores. Mold breaks down and feeds on organic matter in the environment. The mold spores spread through the air and the combination of excessive moisture and organic matter allows for mold growth. Not all, but certain types and amounts of mold can lead to adverse health effects and/or allergic reactions. Not all mold is readily visible, but when it is, can often be seen in the form of discoloration, ranging from white to orange and from green to brown and black, and often there is a musty odor present. Reducing moisture and proper housekeeping significantly reduces the chance of mold and mold growth.

CLIMATE CONTROL: Tenant(s) agree to use all air-conditioning provided in a reasonable manner and use heating systems in moderation and to keep the premises properly ventilated by periodically opening windows to allow circulation of fresh air during dry weather only. Landlord RECOMMENDS THAT AIR CONDITIONING IS USED AT ALL TIMES.

TENANT(S) AGREE TO:

1. KEEP THE PREMISES CLEAN AND REGULARLY DUST, VACUUM AND MOP.
2. USE HOOD VENTS WHEN COOKING, CLEANING AND DISHWASHING
3. KEEP CLOSET DOORS AJAR
4. AVOID EXCESSIVE AMOUNTS OF INDOOR PLANTS
5. USE EXHAUST FANS WHEN BATHING/SHOWERING AND LEAVE ON FOR A SUFFICIENT AMOUNT OF TIME TO REMOVE MOISTURE
6. USE CEILING FANS IF PRESENT
7. WATER ALL INDOOR PLANTS OUTDOORS
8. WIPE DOWN ANY MOISTURE AND/OR SPILLAGE
9. WIPE DOWN BATHROOM WALLS AND FIXTURES AFTER BATHING/SHOWERING
10. WIPE DOWN ANY VANITIES/SINK TOPS
11. AVOID AIR DRYING DISHES
12. NOT "HANG-DRY" CLOTHES INDOORS
13. OPEN BLINDS/CURTAINS TO ALLOW LIGHT INTO PREMISES
14. WIPE DOWN FLOORS IF ANY WATER SPILLAGE
15. HANG SHOWER CURTAINS INSIDE BATHTUB WHEN SHOWERING
16. SECURELY CLOSE SHOWER DOORS IF PRESENT
17. LEAVE BATHROOM AND SHOWER DOORS OPEN AFTER USE
18. USE DRYER IF PRESENT FOR WET TOWELS
19. USE HOUSEHOLD CLEANERS ON ANY HARD SURFACES
20. REMOVE ANY MOLDY OR ROTTING FOOD
21. REMOVE GARBAGE REGULARLY
22. WIPE DOWN ANY AND ALL VISIBLE MOISTURE
23. WIPE DOWN WINDOWS AND SILLS IF MOISTURE PRESENT
24. INSPECT FOR LEAKS UNDER SINKS
25. CHECK ALL WASHER HOSES IF APPLICABLE
26. REGULARLY EMPTY DEHUMIDIFIER IF USED

TENANT (S) SHALL REPORT IN WRITING:

27. VISIBLE OR SUSPECTED MOLD
28. ALL A/C OR HEATING PROBLEMS OR SPILLAGE
29. PLANT WATERING OVERFLOWS
30. MUSTY ODORS, SHOWER/BATH/SINK/TOILET OVERFLOWS
31. LEAKY FAUCETS, PLUMBING, PET URINE ACCIDENTS
32. DISCOLORATION OF WALLS, BASEBOARDS, DOORS, WINDOW FRAMES, CEILING
33. MOLDY CLOTHING, REFRIGERATOR AND A/C DRIP PAN OVERFLOWS
34. MOISTURE DRIPPING FROM OR AROUND ANY VENTS, A/C CONDENSER LINES
35. LOOSE, MISSING OR FAILING GROUT OR CAULK AROUND TUBS, SHOWERS, SINKS, FAUCETS, COUNTERTOPS, CLOTHES DRYER VENT LEAKS
36. ANY AND ALL MOISTURE

SMALL AREAS OF MOLD: If mold has occurred on a small non-porous surface such as ceramic tile, formica, vinyl flooring, metal or plastic and the mold is not due to an ongoing leak or moisture problem. Tenant agrees to clean the areas with soap (or detergent) and a small amount of water, let the surface dry, and then within 24 hours apply a non staining cleaner such as Lysol Disinfectant, Pine-Sol Disinfectant (original pine-scented), Tilex Mildew Remover, or Clorox Cleanup.

TERMINATION OF TENANCY: Landlord reserves the right to terminate the tenancy and TENANT(S) agree to vacate the premises in the event Landlord in its sole judgment feels that either there is mold or mildew present in the dwelling unit which may pose a safety or health hazard to TENANT(S) or other persons and/or TENANT(S) actions or inactions are causing a condition which is conducive to mold growth.

INSPECTIONS: TENANT(S) agree that Landlord may conduct inspections of the unit at any time with reasonable notice.

VIOLATION OF ADDENDUM: IF TENANT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Tenant(s) can be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes but is not limited to Tenant(s) failure to notify Landlord of any mold, mildew or moisture problems immediately IN WRITING. Violation shall be deemed a material violation under the terms of the Lease, and Landlord shall be entitled to exercise all rights and remedies it possesses against TENANT(S) at law or in equity and TENANT(S) shall be liable to Owner for damages sustained to the Leased Premises. TENANT(S) shall hold LANDLORD and its agents harmless for damage or injury to person or property as a result of TENANT(S) failure to comply with the terms of this addendum.

PARTIES: THIS ADDENDUM IS BETWEEN THE TENANT(S) AND LANDLORD. THIS ADDENDUM IS IN ADDITION TO AND MADE PART OF THE LEASE AGREEMENT AND IN THE EVENT THERE IS ANY CONFLICT BETWEEN THE LEASE AND THIS ADDENDUM, THE PROVISIONS OF THIS ADDENDUM SHALL GOVERN.

Tenant - Signature

Date

Tenant – Print Name

Managing Agent