

DISCLOSURE OF INFORMATION ON MOLD

THIS AGREEMENT made and entered into between _____,
"Landlord" and _____,
_____, and _____, Tenant(s)".

Tenant(s) is renting from Landlord the Property located at: _____

The Landlord has inspected the unit prior to lease and knows of no damp or wet building materials and knows of no mold or mildew contamination. Tenant is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the Property, it can cause mildew and mold to grow. It is important that Tenant regularly allow air to circulate in the Property. It is also important that Tenant keep the interior of the unit clean and that they promptly notify the Landlord of any leaks, moisture problems, and/or mold growth.

Tenant agrees to maintain the Property in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Tenant agrees to uphold this responsibility in part by complying with the following list of responsibilities:

- 1) Tenant agrees to keep the unit free of dirt and debris that can harbor mold.
- 2) Tenant agrees to immediately report to the Landlord any water intrusion, such as plumbing leaks, drips, or "sweating"
- 3) pipes.
- 4) Tenant agrees to notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the
- 5) overflow may have permeated walls or cabinets.
- 6) Tenant agrees to report to the Landlord any significant mold growth on surfaces inside the premises.
- 7) Tenant agrees to allow the Landlord to enter the unit to inspect and make necessary repairs.
- 8) Tenant agrees to use bathroom fans while showering or bathing and to report to the Landlord any non-working fan.
- 9) Tenant agrees to use exhaust fans whenever cooking, dishwashing, or cleaning.
- 10) Tenant agrees to use all reasonable care to close all windows and other openings in the premises to prevent outdoor water
- 11) from penetrating into the interior unit.
- 12) Tenant agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal Property, as

DISCLOSURE OF INFORMATION ON MOLD (CONT.)

- 13) soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)
- 14) Tenant agrees to notify the Landlord of any problems with the air conditioning or heating systems that are discovered
- 15) by the Tenant.

Tenant agrees to indemnify and hold harmless the Landlord from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Landlord may sustain or incur as a result of the negligence of the Tenant or any guest or other person living in, occupying, or using the premises.

LANDLORD'S DISCLOSURE: (select one)

- ___ Has been found to be contaminated above safe levels and is in the process of decontamination.
- ___ Has been found to be contaminated, but falls within safe levels after tests were conducted.
- ___ Has no suspicion of contamination.

CERTIFICATION OF ACCURACY

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

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date

_____	_____
Landlord	Date
_____	_____
Tenant	Date
_____	_____
Agent	Date