



ALH|PODLAND RENTAL HOMES MOLD & MILDEW POLICY

The undersigned tenant acknowledges and understands:

1. Mold and mildew spores are present in any environment. It is impossible to eliminate all mold and mildew, and in some cases, they are beneficial. There are some cases of toxic mold and the Landlord and/or Landlord's Agent are not aware of any toxic mold in the property as of the date of this agreement.
2. Tenant agrees to maintain the property to avoid occurrences of mold. This includes, but is not limited to:
 - a. Ventilate all rooms, particularly rooms subject to moisture such as bathrooms, and including closets.
 - b. Ventilate all bathrooms, by using available fans, and if not available, but venting a window. Tenant is to close or not ventilate bathroom windows during weather that could add to the moisture.
 - c. Ventilation is important at all times, but is particularly important after showers and/or baths.
 - d. Tenant is to use any fans available in the kitchen while cooking or use a window for ventilation, as long as weather does not add to ventilation.
 - e. Allow cross ventilation by opening windows and doors regularly.
 - f. Keep all window and door tracks free of condensation.
 - g. Tenant is not to use barbecues, propane heaters, or kerosene space heaters inside the residence at any time.
 - h. Tenant is to keep at least **three (3) inches** between furniture and walls at all times.
 - i. Keep house temperature between 50-75 degrees.
 - j. Tenant is to clean regularly and thoroughly.
 - k. Mop up or dry any spills immediately.
 - l. Tenant is to clean mold or mildew immediately if it appears in toilets, bathtubs, showers, walls, or anywhere inside the property. Products are available in grocery or home stores, but the following is recommended by the Environmental Protection Agency (EPA):
 - Remove mold with commercial cleaning products or weak bleach solutions of once cup bleach to one-gallon water. Wear gloves during cleanup and take care not to spread the mold. If necessary, wear a facemask during cleaning.
 - l. Clean up all spills immediately and thoroughly dry carpets.
 - m. Cover fish tanks and do not bring an extreme number of houseplants into the property to keep down excessive moisture.
3. Tenant is to notify ALH|Podland Realty LLC. immediately if:
 - a. Report any running or standing water inside and/or outside the property
 - b. Any mold or mildew cleaned that reappears quickly.
 - c. Any mold or mildew that tenant is unable to clean
4. Tenants understand and agree that failure to do any of the requirements above in this addendum is a material non-compliance with the Lease Agreement affecting health, as well as a serious violation of the Lease Agreement. Tenants are financially responsible for all damage resulting from their failure to comply.
5. **ATTORNEY FEES:** In any action or proceeding arising out of this agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.