

121 WEST CHURCH STREET  
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ADDENDUM TO RENTAL / LEASE AGREEMENT  
(Mold / Moisture Disclosure Statement)

This addendum to the Rental / Lease Agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Davis Real Estate, Inc. and \_\_\_\_\_(Tenant) pertaining to the premises located at \_\_\_\_\_.

Mold is a naturally occurring phenomenon. Mold and/or mildew should be cleaned as soon as it appears. Mold and/or mildew growth can often be seen in the form of discoloration. The different colors of mold range from white to black, including, but not limited to, green, grey, brown, orange, yellow and other colors. Your housekeeping and living habits are an integral part of the ability to grow mold. In order for mold to grow, water and / or moisture must be present.

TENANT agrees to maintain the premises in a manner that prevents the occurrence of mold or mildew growth within the premises. In furtherance of such obligation, Tenant agrees to perform the following:

1. To keep the premises free from dirt and debris that can harbor mold
2. To inspect the premises regularly for the indications and sources of indoor moisture
3. To immediately report to Landlord any discoloration evidenced on walls, floors, or ceilings and / or any water intrusion, such as plumbing leaks, drips, or flooding
4. To not air-dry wet clothes indoors
5. To always utilize stove hood vents when cooking items that may cause steam
6. When showering / bathing, to always utilize the bathroom fan and to promptly notify Landlord of any nonworking fan
7. To water plants outdoors
8. To notify Landlord in writing of overflows from the bathroom, kitchen, or any other water source facilities, especially in cases where the overflow may have permeated walls, flooring, or cabinets
9. TO IMMEDIATELY WIPE DOWN ANY WATER OR CONDENSATION THAT APPEARS AND / OR DEVELOPS ON ANY AREA OF ANY SURFACE
10. To clean upon first appearance, any mildew from condensation on window interiors, bathroom and kitchen walls, floor and / or ceilings. Cleaning is done with common household bleach. Mixture is one part bleach to 10 parts water. You may add a little dish detergent to the water mixture to cut any dirt and oil on the surface you are cleaning that may hold mold. Do not add other cleaning chemicals, especially ammonia. Dispose of any rags or sponges used to clean the mold in a sealed bag
11. TO REPORT TO LANDLORD IN WRITING AND VERBALLY THE PRESENCE OF ANY MOLD GROWTH on surfaces inside the premises
12. To allow Landlord immediate entry to the premises to inspect and make necessary repairs in the event of mold or water intrusion
13. To use all reasonable care to close all windows and other openings in the premises to

- prevent outdoor water from penetrating into the interior unit
14. To clean and dry any visible condensation / moisture on windows and window tracks, walls, and other surfaces, including personal property as soon as reasonably possible. Condensation on windows indicates that fresh air is not being circulated in the home to prevent moisture buildup. Open your windows and air out the premises for short periods of time to keep fresh air present. Excessive running of your heater will cause condensation in the premises
  15. To notify Landlord of any problems with air-conditioning or heating systems that are discovered by Tenant; and
  16. To maximize the circulation of air by keeping furniture away from walls and out of corners.

Landlord will not be responsible for any conditions allowed or caused by Tenants, Tenant's family, guests, pets and / or guide or support animals, that leads to or aggravates the growth of mold. Tenant will indemnify and hold Landlord harmless for any such conduct.

**YOU ARE LEGALLY BOUND BY THIS AGREEMENT. PLEASE MAKE SURE YOU READ AND UNDERSTAND IT!**

**THIS FORM HAS NOT BEEN APPROVED BY THE PENNSYLVANIA REAL ESTATE COMMISSION. IT WAS PREPARED BY DAVIS REAL ESTATE, INC. AND OUR LEGAL COUNSEL.**

_____ Date	_____(SEAL) Tenant
_____ Date	_____(SEAL) Tenant
_____ Date	_____(SEAL) Tenant
_____ Date	_____(SEAL) Tenant