



the
"CAREtakers"

Kathy Richards Management

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This institution is an equal opportunity provider and employer.

AGREEMENT ON MOLD

To minimize the occurrence and growth of mold in the leases premises, Resident hereby agrees to the following:

1. **MOISTURE ACCUMULATION.** Resident shall remove any visible moisture accumulation in or on the Leased Premises, including on walls, windows, floors, ceilings, bathroom fixtures; mop up spills and thoroughly dry affected area as soon as possible after occurrence, use exhaust fans in kitchen and bathroom when necessary; and keep climate and moisture in the Leased Premises at reasonable levels.
2. **APARTMENT CLEANINESS:** Resident shall clean and dust the Leased Premises regularly, and shall keep the Leased Premises, particularly kitchen and bath clean.
3. **NOTIFICATION OF MANAGEMENT:** Resident shall promptly notify management in writing of the presence of the following conditions;
 - (xviii) A water leak, excessive moisture, or standing water inside the Leased Premises.
 - (xix) A water leak, excessive moisture, or standing water in any community common area;
 - (xx) Mold growth in or on the Leased Premises that persists after resident has tried several times to remove it with household cleaning solutions, such as Lysol or Pinesol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
 - (xxi) A malfunction in any part of the heating, air conditioning, or ventilation system in the Leases Premises.
4. **LIABILITY:** Resident shall be liable to Owner for damages sustained to the Leased Premises or to Resident's person or property as a result of Resident's failure to comply with the terms of the Agreement
5. **VIOLATION OF AGREEMENT:** Violation of this Agreement shall be deemed a material violation under the terms of the Lease, and Owner shall be entitled to exercise all rights and remedies it possesses against Resident at law or in equity.

Resident's Signature _____ Date _____

Owner/Manager's Signature _____ Date _____

Revised 7-15-09