

Mold and Mildew Addendum



This addendum is agreed to, and shall be made part of, the lease between **the Cincinnati Metropolitan Housing Authority (CMHA)** and **{tenant}** for the premises located at **(insert address)**.

CLIMATE CONTROL: Resident(s) agree to use all air conditioning in a reasonable manner and to use heating systems in moderation. Resident(s) further agree to keep the premises properly ventilated by periodically opening windows, during dry weather only, to allow circulation of fresh air. CMHA RECOMMENDS OPERATING AIR CONDITIONING FAN AT ALL TIMES IF UNIT HAS AIR CONDITIONING.

RESIDENT(S) AGREE TO:

- Keep the unit and leased premises clean and regularly dusted, vacuumed and mopped, dirt and dust build-up cause mold and other allergens
- Remove all visible moisture accumulation on all windows, walls and other surfaces
- Report any moisture accumulation immediately to the **Work Order Center at 513-977-5742**
- Keep ventilation and air-conditioning ducts uncovered, unblocked, and clean
- Operate stove hood vents when cooking, cleaning and dishwashing
- Avoid excessive amounts of indoor plants and aquariums (fish tanks) that hold more than 30 gallons of water (See Pet Policy)
- When showering or bathing ensure that water does not splash outside of shower/tub by always placing shower curtains within the shower stall or bathtub or closing shower doors completely
- Use bathroom exhaust fan while showering or bathing and allow the exhaust fan to run until all signs of moisture are gone
- Leave bathroom doors completely open after showering or bathing
- After showering, bathing, or using sink, wipe down any moisture around windows and sills, walls and fixtures
- Leave bathroom and shower doors open after use
- Use ceiling fans, if present in unit
- Water all indoor plants outdoors
- Use clothes dryer for wet towels
- Use household cleaners on any hard surfaces
- Remove any moldy or rotting food
- Remove garbage regularly
- Periodically inspect for leaks in basement and under bathroom, kitchen, and utility sinks
- Check all washing machine hoses, if applicable
- Regularly empty dehumidifier pans
- Open blinds/curtains to allow light into premises
- Open windows occasionally on dry sunny days for ventilation

RESIDENT(S) SHALL IMMEDIATELY REPORT IF ANY OF THE FOLLOWING IS FOUND IN ANY UNIT, STORAGE ROOM, GARAGE OR OTHER COMMON AREA TO THE WORK ORDER CENTER:

- Visible or suspected mold
- All A/C or heating problems or leaks, moisture accumulations, major spillage
- Musty odors, showers/bath/sink/toilet overflows
- Leaky faucets and other plumbing malfunctions
- Discoloration of walls, baseboards, doors, window frames, ceilings
- Moldy clothing, refrigerator and A/C drip pan overflows

- Moisture dripping from or around any vents, A/C condenser lines
- Loose, missing or failing grout or caulk around tubs, showers, sinks, faucets, countertops
- Clothes dryer vents leaks
- Any and all excess moisture

AREAS OF MOLD: Whether owned by Resident(s) or CMHA, if mold has occurred on any non-porous surfaces (furniture, appliances, toys, other personal items, ceramic tile, counters, vinyl flooring, metal, or plastic), Resident 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®.

MOLD FOUND ON CLOTHING: If mold occurs on clothing or other porous items owned by Resident, Resident agrees to machine wash or dry-clean such items using the best method determined for washing such items.

TERMINATION OF TENANCY: CMHA reserves the right to terminate the tenancy and RESIDENT agrees to vacate the dwelling unit which may pose a safety or health hazard and/or RESIDENT actions or inactions are causing a condition which is conducive to mold growth.

INPECTIONS: In accordance with the Lease Agreement, RESIDENT(S) agree that CMHA may conduct inspections of the unit at any time, with reasonable notice.

VIOLATION OF ADDENDUM: IF RESIDENT(S) FAIL TO COMPLY WITH THIS ADDENDUM, Resident(s) may be held responsible for property damage to the dwelling and any health problems that may result. Noncompliance includes, but is not limited to, Resident(s) failure to notify CMHA's **Work Order Center (513-977-5742)** of any mold, mildew or moisture problems immediately or denying CMHA entry to the unit to complete repairs. Violation shall be deemed a **material violation** under the terms of the Lease, and CMHA shall be entitled to exercise all rights and remedies it possesses against RESIDENT(S) at law or in equity and RESIDENT(S) shall be liable to CMHA for damages sustained to the Leased Premises. RESIDENT(S) shall hold CMHA harmless for damage or injury to person or property as a result of RESIDENT(S) failure to comply with the terms of this Addendum.

RENTER'S INSURANCE RECOMMENDED: Residents' personal property is not insured by CMHA. Generally, except under special circumstances, CMHA is not legally responsible for losses to Residents' personal property or for Residents' personal liability, and CMHA's insurance will not cover such losses or damages. CMHA recommends that Residents obtain a renter's insurance policy for protection against personal property losses and liability claims for the entirety of the Lease Agreement term. CMHA does not recommend any particular insurance company.

PARTIES: THIS ADDENDUM IS BETWEEN THE RESIDENT(S) AND CMHA. 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.

Resident: _____

Date: _____

Resident: _____

Date: _____

Landlord: _____

Date: _____