

MOLD ADDENDUM

This will serve as an Addendum to the Lease Agreement dated _____, between Homeport Hampton Roads, LLC, Owner, and _____, (“Tenant”), regarding property located at _____, (the “Premises”). Any capitalized terms not otherwise defined herein shall have the meanings set forth in the Lease Agreement.

The Owner desires to maintain a quality living environment for all Tenants. To help achieve this goal, it is important for the Owner and Tenant to work together to minimize any mold growth in the Premises. This Addendum contains information for Tenant, and the responsibilities of both Tenant and Owner. In all cases of mold the homeport Hampton Roads (HHR) Maintenance Staff must be notified in writing.

1. **ABOUT MOLD:** Mold is found virtually everywhere in the environment – indoors and outdoors in new and old structures. When excess moisture remains inside Premises, mold can grow. Appropriate precautions need to be taken to minimize the potential for mold growth in the Premises.
2. **PREVENTING MOLD:** In order to minimize the potential for mold growth, the Tenant must do the following:
 - a. Keep the Premises clean – particularly the kitchen, bathroom(s), carpets and floors. Regular dusting, vacuuming and mopping removes household dirt and debris that contribute to mold growth. Use environmentally safe household cleaners. A vacuum cleaner with a HEPA filter will help remove mold spores. Immediately throw away moldy food.
 - b. Do not block or cover any heating, ventilation, or air conditioning ducts. Whenever possible maintain a temperature of 50 to 80 degrees Fahrenheit in the apartment.
 - c. Remove visible moisture accumulation on windows, walls, ceilings, floors, and other surfaces as soon as reasonably possible.
 - d. Look for leaks in washing machine hoses, faucets, and discharge lines, especially if the leak is large enough to infiltrate into nearby walls.
 - e. Utilize the bathroom fan when bathing or showering and allow the fan to run until all excess moisture has been vented from the bathroom. Keep the shower curtain inside the tub or fully close the shower doors. After taking a shower or bath: (1) wipe moisture off of shower walls, shower doors, the bathtub and the bathroom floor; (2) leave bathroom door open until all moisture on the mirrors and bathroom walls and tile surfaces has dissipated; and (3) hang towels and bath mats so they will completely dry out.
 - f. Turn on exhaust fans in the bathroom and kitchen before showering or cooking.
 - g. Open windows and doors on days when the outdoor weather is dry (humidity is below 50 percent) to help humid areas of the Premises dry out. Keep windows and doors closed in damp, humid, or rainy weather.
 - h. Clean the lint filter in the clothes dryers after each use and promptly report any damage to the vent connection. If condensation forms in the area, wipe it dry. Dry damp clothing as quickly as possible.

Homeport Hampton Roads, LLC
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- i. Promptly notify Owner **in writing** about any signs of water leaks, water infiltration or mold. Notification via telephone would be in addition to required written notice. Owner will respond in accordance with this Addendum to repair or remedy the situation as necessary.

3. **EXISTING MOLD:** If small areas of mold have already formed on non-porous surfaces (such as ceramic tile, Formica, vinyl flooring, metal, wood or plastic), the Environmental Protection Agency (“EPA”) recommends cleaning the areas with soap or detergent and water, letting the surface dry, and then, within 24 hours, applying a pre-mixed, spray-on-type household biocide, such as Lysol Disinfectant®, Pine-Sol Disinfectant®, Tilex Mildew Remover®, or Clorox Cleanup. Tilex and Clorox contain bleach that can discolor or stain. **Follow the instructions on the container.** Applying biocides without first cleaning away the dirt and oils from the surface is like painting over old paint without first cleaning and preparing the surface. Always clean and apply a biocide to an area 5 or 6 times larger than any visible mold because mold may be in adjacent areas, but not yet visible to the naked eye. A vacuum cleaner with a high-efficiency particulate air (“HEPA”) filter can be used to help remove mold products from porous items such as sofas, chairs, drapes and carpets – provided fibers are completely dry. Machine washing or dry cleaning will remove mold from clothes.

4. **DO NOT CLEAN OR APPLY HOUSEHOLD BIOCIDES TO:** (a) visible mold on porous surfaces such as sheetrock walls or ceilings; or (b) large areas of visible mold on non-porous surfaces. Instead, notify Owner in writing; Owner will take appropriate action in compliance with applicable law.

5. **COMPLIANCE:** If Tenant fails to comply with this Addendum, Tenant may be held responsible for damage to the Premises and any health problems that may result.

Tenant:

Homeport Hampton Roads, LLC.
Agent for Owner

By: _____

Date:

Date: _____