



LEASE ATTACHMENT REGARDING MOLD

ATTACHMENT TO RESIDENTIAL LEASE AGREEMENT CONCERNING THE PROPERTY (LEASED PREMISES) AT:

\_\_\_\_\_ (street address)
\_\_\_\_\_ (city), Texas, \_\_\_\_\_ (zip) between
\_\_\_\_\_ c/o Recar & Associates (Landlord) and
\_\_\_\_\_ (Tenant).

To minimize the occurrence and growth of mold in the leased premises, Tenant hereby acknowledges receipt of the Recar & Associates "Mold Information & Prevention" material and agrees to the following:

- 1. MOISTURE ACCUMULATION. Tenant shall remove any visible moisture accumulation in or on the leased premises, including on walls, windows, floors, ceilings, and bathroom fixtures; mop up spills and thoroughly dry affected areas as soon as possible after occurrence; use exhaust fans in kitchen and bathrooms when necessary (if available); and keep climate and moisture in the leased premises at reasonable levels.
2. CLEANLINESS. Tenant shall clean and dust the leased premises regularly, and shall particularly keep the kitchen and bath areas clean.
3. NOTIFICATION OF MANAGEMENT. Tenant shall promptly notify management in writing of the presence of the following conditions:
(i) A water leak, excessive moisture, or standing water inside the leased premises;
(ii) A water leak, excessive moisture, or standing property in any part of the property;
(iii) 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 Pine-Sol disinfectants, Tilex Mildew Remover, or Clorox, or a combination of water and bleach;
(iv) A malfunction in any part of the heating, air conditioning, or ventilation system in the leased premises.
4. LIABILITY. Resident shall be liable to Owner for damages sustained to the leased premises or Tenant's person, guests or occupants, or property as a result of Resident's failure to comply with the terms of this Addendum.
5. VIOLATION OF ADDENDUM. Violation of this Addendum 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 Tenant at law or in equity.
6. ADDENDUM SUPERSEDES LEASE. In case of a conflict between the provisions of this Addendum and any other provisions of the Lease, the provisions of the Addendum shall govern. The LEASE ADDENDUM REGARDING MOLD is incorporated into the lease executed or renewed between Owner and Tenant.

RECAR & ASSOCIATES

By: \_\_\_\_\_
As Agent for Landlord

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date

\_\_\_\_\_  
Tenant Date