



DATE: _____ RESIDENT(S) NAME _____

PROPERTY ADDRESS: _____ UNIT # _____

CITY: _____ STATE _____ ZIP _____

It is the goal of the landlord to maintain the property to the highest quality of living environment for the residents. Therefore, know that the landlord has inspected the dwelling unit prior to the commencement of the rental agreement and has identified no damp or wet building materials and knows of no mold or mildew contamination in the dwelling unit. However, mold and mildew spores are present in the environment and cannot be eliminated.

In high moisture areas, such as Oregon, many sources of excess moisture can lead to high indoor humidity and cause mold or mildew. Most sources of moisture can be controlled by simple procedures under the control of the resident. The goal is to reduce moisture within the dwelling unit wherever or whenever possible.

In order to reduce the incidence of mold and mildew, protect your health and protect the dwelling unit, the resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the dwelling unit by reducing or eliminating the sources of moisture. Moisture occurs from the process of breathing, live plants, fish tanks, cooking, bathing, laundry and other such moisture producing sources.

If the dwelling contains excess moisture due to the resident's lifestyle or activities, the resident may be required to obtain and maintain a product or product(s) which reduce moisture in the unit.

To uphold this responsibility by complying with the following list of responsibilities, the resident agrees:

1. Keep the humidity below 40%.
 - a. Use bathroom fans during and for 30 minutes after bathing or showering. If no fan is available, open window slightly for ventilation for the same amount of time.
 - b. Use the fan above the stove whenever cooking, or if no fan, open window slightly for ventilation.
 - c. Use the fan in the laundry area during and for 20 minutes after using the washer or dryer, or if no fan, open a window slightly for ventilation.
 - d. Cover fish tanks.
 - e. Only use electric space heaters indoors.
 - f. Use a dehumidifier during humid months.
 - g. Do not keep an excess number of house plants.
2. Keep the temperature down and provide adequate ventilation.
 - a. Keep heating between 50 - 70 degrees.
 - b. Open multiple windows at least twice a week for one hour to allow cross ventilation of the dwelling.
 - c. Allow at least 1 inch between furniture and walls to aid ventilation.
 - d. Open closet doors to allow ventilation.
3. Clean regularly and thoroughly.
 - a. Clean bathrooms and kitchens with mold killing products.
 - b. If mold or mildew appears on walls, ceilings, floors, or around tubs or sinks, immediately remove the mold or mildew. Following is the cleaning method recommended by the EPA:
Mold growth can be removed with commercial cleaning products or a weak bleach solution (one cup bleach in one gallon of water). Wear gloves during cleanup and be careful not to spread the mold. Sensitive people who have to clean up mold should wear a tight fitting face mask.
 - c. Dry any water that spills from showers, sinks, etc.
 - d. Clean up spills onto carpets, rugs, or floors and thoroughly dry the carpet or rug.
 - e. Regularly check and clean the window tracks and keep free of condensation.
4. Notify management immediately of excess moisture problems.
 - a. Water leakage, leaking plumbing, leaking tubs or showers, or running toilets.
 - b. If you have attempted to clean mold or mildew and it reappears quickly or you were not able to remove it, report the mold or mildew to management immediately.

Resident understands and agrees that failure to do any of the actions required by this addendum shall constitute a material non-compliance with the rental agreement affecting health and may result in termination of tenancy.

Signature of Resident _____ Date _____

Signature of Resident _____ Date _____

Signature of Owner/Agent _____ Date _____

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