



Mold/Mildew Addendum

This Mold/Mildew Addendum ("Addendum") dated _____, 200__ is attached to and made a part of the Resident Occupancy Agreement ("Agreement") dated _____, 200__ by and between Landlord and Tenant for address _____ (the "Premises") in Fort Belvoir, VA 22060.

Tenant acknowledges that it is necessary for Tenant to provide appropriate climate control, keep the Premises clean, and take other measures to retard and prevent mold and mildew from accumulating in the Premises. Tenant agrees to clean and dust the Premises on a regular basis and to remove visible moisture accumulation on windows, walls and other surfaces as soon as reasonably possible. Tenant agrees not to block or cover any of the heating, ventilation or air conditioning ducts in the Premises. Tenant also agrees to immediately report to the Community Management Office any:

1. Evidence of a water leak or excessive moisture in the Premises, as well as in any storage room, garage or other common area;
2. Evidence of mold-or-mildew-like growth that cannot be removed by simply applying a common household cleaner and wiping the area;
3. Failure or malfunction in the heating, ventilation or air conditioning system in the Premises; and
4. Inoperable doors or windows.

Tenant further agrees that Tenant shall be responsible for damage to the Premises and Tenant's property as well as personal injury to Tenant and occupants resulting from Tenant's failure to comply with the terms of this Addendum.

A default under the terms of this Addendum shall be deemed a material default under the terms of the Agreement, and Landlord shall be entitled to exercise all rights and remedies at law or inequity. Except as specifically stated herein, all other terms and conditions of the Agreement shall remain unchanged. In the event of any conflict between the terms of this Addendum and the terms of the Agreement, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the Agreement shall have the same meaning for purposes of this Addendum as it has for purposes of the Agreement.

Tenant acknowledges receiving a copy of the Resident Responsibility Guide that includes a tip sheet for the prevention of mold growth in Units.

Please acknowledge receipt of this Addendum by signing below. If you have any questions or concerns, please contact your Community Management Office.

I have read and understood this Addendum.

Tenant

Date

Landlord Representative

Date