

MOLD DISCLOSURE

The following terms and conditions are hereby incorporated in and made a part of the Residential Lease or Month to Month Rental Agreement dated _____, between _____ herein called "Landlord", and _____, herein called "Tenant."

There has been a great deal of publicity regarding the existence of toxic and non-toxic mold in homes, apartments and commercial buildings. Current information indicates that some types of mold may cause severe health problems for certain individuals.

Not all molds are detectable by a visual inspection or even a professional whole house inspector. It is also possible that the property could have a hidden mold problem that the seller is not aware of.

The only way to provide any reasonable assurance that the property does not have a mold or other health hazard problem is to retain the services of an environmental expert who will conduct specific tests. Normally, these tests will consist of an interior and exterior examination for airborne spores and a carpet test but other procedures may be necessary. Any visible mold should be professionally evaluated.

Landlord/Agent advises that every tenant should consider having a specific mold test performed by an environmental professional. This is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing water or water intrusion at the property since most mold thrives on moisture.

Any waiver or failure on the part of a tenant to complete and obtain all appropriate tests, including those for mold, is against the advice of Landlord/Agent.

Owner/Agent has not and cannot verify whether or not there is any health hazard at the property.

Property Address: _____

Tenant: _____ Date: _____

Landlord: _____ Date: _____

Agent: _____ Date: _____