

Moisture Disclosure Statement

Mildew, mold and fungi are found everywhere in both indoor and outdoor environments. In fact, they play an important and necessary role in the decomposition of organic matter. All mildew, mold and fungi require moisture to grow and flourish. Indoors, this moisture can come from flooding, sewer backup, building leaks, humidifiers, plumbing leaks, steam, **poor housekeeping**, wet clothes, improperly vented appliances, **inadequate air circulation**, etc.

A number of factors influence the growth of mildew, mold, and fungi: **environmental humidity**, temperature, air circulation, light, and material composition. If you find evidence of mildew, mold, and fungi, you can limit its impact, and spread, by eliminating the water source, encouraging proper ventilation, and drying the area.

There are no established guidelines for unacceptable air quality caused by mildew, mold, and fungi. **Mildew, mold, and fungi are a naturally occurring phenomenon.** Mildew, mold, and fungi should be cleaned as soon as they appear. Mildew, mold, and fungi are often seen in the form of discoloration. The different colors of mildew, mold, and fungi range from white to black, including, but not limited to, green, gray, brown, orange, yellow, etc.

Your housekeeping and living habits are an important step in limiting the growth of mildew, mold, and fungi. In order for mildew, mold, and fungi to grow water and/or moisture must be present.

As a Resident, you agree to maintain the leased premises in a manner that prevents the occurrence of mildew, mold, and fungi growth within the leased premises. To meet this obligation, Residents agree to perform the following:

1. To keep the leased premises free from dirt and debris that can harbor moisture and result in mildew, mold and fungi growth
2. To immediately report to landlord any water infiltration, such as roof leaks, window leaks, plumbing leaks, drips, or "sweating" pipes
3. To immediately notify landlord of overflows from bathroom or kitchen fixtures, or in the leased premises laundry facilities, especially in cases where the overflow may have permeated the walls, flooring, or cabinets
4. **To immediately report to the landlord IN WRITING & VERBALLY of the presence of any mildew, mold, and fungi in the leased premises.**
5. To permit owner/owner's agent immediate entry to leased premises to inspect and make necessary repairs
6. To use all reasonable care during periods of rain, snow, fog, or other outside moisture and to close all windows and other openings in the leased premises to prevent outdoor water from penetrating into the interior
7. To clean and dry any visible condensation/moisture on windows and window tracks, walls and other surfaces, including personal property as soon as reasonably possible.
8. To maximize circulation of air by 1) Locating furniture away from walls and corners, 2) To refrain from using sheets, curtains, or tapestries as room dividers or to cover doors or walls, 3) To allow air to circulate from room to room, 4) And to maintain the temperature to reduce the indoor humidity.

I/WE HAVE READ AND UNDERSTAND THE CONTENT OF THIS MOISTURE DISCLOSURE STATEMENT:

Dated this _____ day _____, 20__

By: _____
Terra Properties Inc. (managing agent)

Tenant

Co-Tenant

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