

ADDENDUM TO OCCUPANCY AGREEMENT
(Mold/Moisture Disclosure Statement)

This addendum to the Occupancy Agreement is made and entered into this _____ day of _____, 20_____ between Oakdale Residents Cooperative and _____ Member(s) pertaining to the premises located at _____, Ferndale, Michigan 48220.

There are no established guidelines for unacceptable air quality caused by mold. Mold is a naturally occurring phenomenon. Mold and/ or mildew should be cleaned as soon as it appears. Mold and/or mildew growth can often be seen in the form of discoloration. The different colors of mold range from white to black, including, but not limited to, green, gray, brown, orange, yellow and other colors. Your housekeeping and living habits are an integral part of the ability of mold to grow. In order for mold to grow, water and/or moisture must be present.

MEMBER AGREES to maintain the Premises in a manner that prevents the occurrence of mold or mildew growth within the Premises. In furtherance of such obligation, **MEMBER AGREES TO PERFORM THE FOLLOWING:**

1. To keep the Premises free from dirt and debris that can harbor mold;
2. To inspect the Premises regularly for the indications and sources of indoor moisture;
3. To immediately report to management any discoloration evidenced on walls, floors, or ceiling and/or any water intrusion, such as plumbing leaks, drips or flooding;
4. To not air dry wet clothes indoors;
5. To always utilize stove hood vents and/or open windows when cooking items that may cause steam;
6. When showering/bathing, to always utilize the bathroom fan or window and to notify management promptly of any nonworking fan or window;
7. To water plants outdoors;
8. To notify management in writing of overflows from bathroom, kitchen or any other water source facilities, especially in cases where the overflow may have permeated walls, flooring or cabinets;
9. ***TO IMMEDIATELY WIPE DOWN ANY WATER OR CONDENSATION THAT APPEARS AND/OR DEVELOPS ON ANY AREA OR ANY SURFACE;***
10. To clean *upon first appearance*, any mildew from condensation on window interiors, bathroom & kitchen walls, floor and/or ceilings. Cleaning is done with common household bleach. Mixture is one part bleach to 10 parts water. You may add a little dish soap to the water mixture to cut any dirt and oil on the surface you are cleaning that may hold mold. Do not add other cleaning chemicals, especially ammonia. Dispose of any rags or sponges used to clean the mold in a sealed bag. If you are allergic to bleach there are other products available that can perform the same function that doesn't contain bleach;
11. ***TO REPORT TO MANAGEMENT IN WRITING AND VERBALLY THE PRESENCE OF ANY MOLD GROWTH on surfaces inside the Premises;***
12. To allow management *immediate entry* to the Premises to inspect and make necessary repairs in the event mold or water intrusion is present;
13. To use all reasonable care to close all windows and other openings in the Premises to prevent outdoor water from penetrating into the interior unit;

14. 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. Condensation on windows indicates that fresh air is not being circulated in the home to prevent moisture buildup. Open your windows and air out your home for short periods of time to keep fresh air present. Excessive running of your heater will cause condensation in your home;
15. To immediately notify management of any problems with air-conditioning or heating systems that are discovered by Member;
16. To maximize the circulation of air by keeping furniture away from walls, off of air vents and out of corners;
17. *In addition to the above, Member further agrees to perform* all responsibilities set forth in the MOLD/MOISTURE DISCLOSURE STATEMENT.

The MEMBER FURTHER AGREES to indemnify and hold harmless Owner and Owner's management agents from any suits, actions, claims, losses, damages, and expenses (including reasonable attorney's and court costs) and any liability whatsoever that Owner and/or its management agents may sustain or incur as a result of Member's failure to comply or perform with the obligations set forth above or as the result of intentional or negligent action or failure to act on the part of Member or any other person living in, occupying, or using the Premises.

Member hereby certifies that Member has read the MOLD/MOISTURE DISCLOSURE STATEMENT, and has read and understood the contents of this ADDENDUM, and has received a duplicate copy.

My signature below acknowledges I have read and understand this addendum and hereby agree to abide by all terms and conditions.

Member Date

Member Date

Management Authorized Representative Date