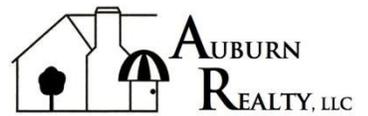


Mold/Moisture Disclosure Statement



_____ (Lessee) and Auburn Realty, LLC (Lessor) pertaining to _____ (Premises), Auburn, Alabama hereby agree to the following and perform all the responsibilities stated herein:

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.

LESSEE 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, LESSEE 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, even in the event of extended absences from the Premises (such as going home for summer months);
3. To immediately report to Lessor any discoloration evidenced on walls, floors, or ceiling and/or any water intrusion, such as plumbing leaks, drips or flooding;
4. To always utilize stove hood vents when cooking items that may cause steam;
5. When showering/bathing, to always utilize the bath fan and to notify Lessor of any nonworking fan;
6. To notify Lessor verbally and in writing, via the on-line maintenance request, of overflows from bathroom, kitchen or any other water source facilities, especially in cases where the overflow may have permeated walls, flooring or cabinets;
7. *TO IMMEDIATELY WIPE DOWN ANY WATER OR CONDENSATION THAT APPEARS AND/OR DEVELOPS ON ANY AREA OR ANY SURFACE;*
8. 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;
9. *TO IMMEDIATELY REPORT TO Lessor verbally and in writing, via the on-line maintenance request, THE PRESENCE OF ANY MOLD GROWTH on surfaces inside the Premises;*
10. To allow Lessor *immediate entry* to the Premises to inspect and make necessary repairs in the event mold or water intrusion is present;
11. 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. Excessive running of your air-conditioning or heating systems will cause condensation in the Premises;
12. To promptly notify Lessor of any problems with air-conditioning or heating systems.

LESSEE FURTHER AGREES to indemnify and hold harmless LESSOR and Owner of the Premises from any suits, actions, claims, losses, damages, and expenses (including reasonable attorney’s and court costs) and any liability whatsoever that LESSOR and the Owner of the Premises may sustain or incur as a result of Lessee’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 Lessee or any other person living in, occupying, or using the Premises. Lessee further understands that if Lessee fails to comply with the responsibilities as stated herein the Lessee can be held responsible for any and all property damage to the premises and any and all health problems that may result as their failure to comply. Under no circumstances shall Lessor or Lessee be liable to each other for punitive damages for breach of contract or mere negligence related to mold/moisture. Lessee hereby certifies that Lessee has read and understood the contents of this Mold/Moisture Disclosure Statement.

Lessee and Lessor hereby agree that this Mold/Moisture Disclosure Statement hereby becomes an attachment to the current Lease ending on _____, 20 ____.

Lessee Date

Lessee Date

Lessee Date

Lessee Date

Lessor

[Type text]