



TULALIP TRIBES HOUSING DEPARTMENT MOLD AND MILDEW POLICY

DATE: _____ ADDRESS: _____

TENANT: _____

It is the goal of the Tulalip Tribes to maintain our property to the highest quality of living environment for our tenants. We have inspected the dwelling unit prior to the commencement of the Lease and have identified no damp or wet building materials and know of no mold, mildew or other fungal growth in the dwelling unit. However, mold and mildew spores are present throughout the natural environment and cannot be entirely eliminated from any dwelling place.

Many sources of excess moisture can lead to high indoor humidity and cause mold, mildew or other fungal growth. Most sources of moisture can be controlled by simple procedures under the control of the tenant. Our mutual goal should be to reduce excess moisture within the dwelling unit, wherever and whenever possible.

In order to reduce the probability of mold, mildew or other fungal growth, protect your health and protect your personal property and the dwelling unit, you, the tenant agree to maintain the premises in a manner that prevents the growth of mold, mildew or other fungi in the dwelling unit by reducing or eliminating the sources of excess moisture. Moisture occurs from the process of breathing, presence of live plants and fish tanks, cooking, bathing, laundry and other moisture-producing activities. Excess moisture builds up when a unit is not properly ventilated.

If the dwelling contains excess moisture due to the tenant's lifestyle or activities, the tenant may be required to obtain and maintain a product or product(s) that reduce moisture in the unit.

Tenant's obligations and guidelines for moisture reduction include, but are not limited to the following:

- To keep the dwelling clean at all times; free of dirt and debris, especially those things that can harbor mold, mildew spores or other fungal growth.
- To clean bathrooms, kitchen surfaces and walls with products which reduce or inhibit growth of mold, mildew or other fungi.
- To clean and dry any visible moisture on windows, walls and other surfaces, including personal property, as soon as the condition occurs.
- To use bathroom fans while bathing or showering, the kitchen fan while cooking or dishwashing and utility area fans whenever water is being used. Continue use of fans for at least 30 minutes following activity.
- To agree to report to the Housing Department when any exhaust fan does not operate.
- To agree to use all reasonable care to close all windows and other openings to the premises to prevent rain and other outdoor water from penetrating the dwelling unit.
- To open multiple windows (weather permitting) at least twice a week for one hour to allow cross ventilation of the dwelling.
- To keep any fish tanks covered, if allowed under the rental agreement.
- To maintain connections and operation of the applicable heating source and to maintain temperatures within a range of 55 to 75 degrees. No non-vented kerosene or other flame-producing space heaters are to be used indoors at any time.
- To allow a minimum of six-inches of space between furniture and walls for proper air ventilation.
- To notify the Housing Department immediately of any circumstances involving excess moisture or water leakage such as plumbing leaks or drips, sweating pipes or toilet tanks, as well as, any overflows in the bathroom, kitchen or laundry facilities (if applicable), especially in cases where the overflow may have permeated walls, floors, carpeting or other floor coverings or cabinets. Excess water shall be immediately removed to prevent further damage.
- To notify the Housing Department of any mold growth on surfaces inside the dwelling unit that cannot be removed or controlled by the tenant.
- Tenant agrees to allow the Housing Department to enter the dwelling unit to inspect and make necessary repairs.

Tenant understands and agrees that failure to do any of the actions required by this policy may constitute a material non-compliance with the rental agreement affecting health and the integrity of the dwelling unit and may result in termination of tenancy.

The Housing Department has provided a copy of the Environmental Protection Agency document, "A Brief Guide to Mold, Moisture, and Your Home," to the tenant with a copy of this policy.

Tenant

Date

Tenant Services Specialist

Date

DRAFT