



MOLD TESTING POLICY

Moisture in your home can cause mold to grow. To help prevent or reduce the problem of common molds, simple preventive measures can be taken.

- For example, (i) leave ceiling fans on whenever possible,
(ii) keep bedroom and bathroom doors open whenever possible,
(iii) keep all window blinds open or at least cracked open whenever possible,
(iv) keep your bathroom window open during or after a shower and
(v) do not use a HUMIDIFIER but rather a DE-HUMIDIFIER.

Contact management immediately when any water damage has occurred or if you are experiencing abnormally high humidity levels in your apartment. Should a resident believe that a substance in their home appears to be mold they are required to contact our offices immediately. Our maintenance staff will promptly respond for a preliminary investigation. In the event that the resident is not satisfied with the assessment made by our maintenance staff, Horizon will take the necessary action to investigate the matter further at Horizon's initial expense, HOWEVER, if no mold is present, tenant will be financially responsible to repay the Landlord's costs involved in the testing of the apartment. In other words, in the event that no hazard is found to exist, then the resident will be responsible for any and all costs associated with the inspection. Said costs and expenses will be charged, as additional rent, to the resident's rental account.

Notwithstanding that, if it is determined by Horizon Realty Group that the problem was most likely caused, in whole or in part, by the actions or inactions of the resident, then the resident shall bear the cost of the inspection AND remediation. (For example, using a humidifier excessively or using the shower in the bathroom and not airing the bathroom out can cause this type of damage.)

As a general matters, a suspected or actual mold problem does not constitute unilateral grounds to terminate a lease. Both landlord and tenant are bound by the terms and conditions of the governing lease, including the sections with respect to repairs and damages. The anticipated cost for an initial investigation should range from \$300.00-\$500.00.

ACKNOWLEDGED, AGREED AND ACCEPTED:

X _____ Date: _____

Print Name: _____

X _____ Date: _____

Print Name: _____

X _____ Date: _____

Horizon Realty Group