



RESIDENT LIFE AND SAFETY MAINTENANCE AGREEMENT

LANDLORD SAFETY POLICY

Maintaining a safe living environment is a high priority of the Landlord. Prior to your occupancy, the apartment electrical, plumbing, sewage, security, structural, and HVAC systems were inspected to ensure that all State of California habitability requirements are met or exceeded. Additionally window sills, ceilings, and under sink areas were inspected to assure the plumbing is properly connected and to search for evidence of water damage, mold, or mildew. Issuance of keys to you will only be made after all inspections are complete and when the Landlord believes the premises are ready for occupancy. When a Resident properly notifies Landlord of a Life Safety issue, Landlord will make their best reasonable effort to remedy the situation as quickly as possible.

ELECTRICAL ITEMS:

The resident is notified that electrical extension cords may not be rated to safely operate appliances or electrical devices. Plugging high current draw devices such as hair dryers, portable room heaters, and similar devices can, if improperly installed, cause fires to break out. To keep the electrical system safe, the following rules are in effect:

1. The use of extension cords is prohibited.
2. The use of UL listed surge protectors is allowed.
3. Resident agrees to immediately notify Landlord in the event the electrical system is not functioning normally. Abnormal function includes dead circuits, detection of smoke or electrical fumes, circuit breakers repeatedly tripping, or any fire or evidence of fire near a fixture.

WATER DAMAGE / MILDEW / MOLD PREVENTION ITEMS:

The Resident is hereby notified that mold, however, can grow if the premises are not properly maintained or ventilated. If moisture is allowed to accumulate in the unit, it can cause mildew and mold to grow. It is important that Residents regularly allow air to circulate in the apartment. It is also important that Residents keep the interior of the unit clean and that they promptly notify the Owner/Agent of any leaks, moisture problems, and/or mold growth.

Resident agrees to maintain the premises in a manner that prevents the occurrence of an infestation of mold or mildew in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident agrees to keep the unit free of dirt and debris that can harbor mold.
2. Resident agrees to immediately report to the Owner/Agent any water intrusion, such as plumbing leaks, drips, or "sweating" pipes.
3. Resident agrees to notify owner of overflows from bathroom, kitchen, or unit laundry facilities, especially in cases where the overflow may have permeated walls, cabinets, or the floor to a unit below that of Resident..
4. Resident agrees to report to the Owner/Agent any mold growth on surfaces inside the premises.
5. Resident agrees to use bathroom fans, while showering or bathing and to report to the Owner/Agent any non-working fan. Resident agrees to not disconnect any bathroom fan and further agrees to use the fan until condensed moisture is removed.
6. Resident agrees to use exhaust fans, if the apartment is so equipped, whenever cooking, dishwashing, or cleaning.
7. Resident agrees 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.
8. Resident agrees to clean and dry any visible moisture on windows, walls, and other surfaces, including personal property, as soon as reasonably possible. (Note: Mold can grow on damp surfaces within 24 to 48 hours.)

GENERAL MAINTENANCE ISSUES:

Resident agrees to notify the Landlord immediately whenever a defect is found with:

- Heating System
- Sewer Systems
- Insecure doors
- Ventilation System
- Broken Windows
- Holes in interior / exterior walls
- Plumbing Systems
- Hot or Cold Water System
- Any known unsafe condition

Resident agrees to indemnify and hold harmless the Owner/Agent from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Owner/Agent may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using the premises. **The undersigned Resident hereby agrees to comply with this Resident Life and Safety Maintenance Agreement.**

DATED: _____ BY: _____, Resident