

Landlord and Tenant Commitment to a Healthy Home

In recognition that:

- According to the Eight Principles (Keep the home: Dry, Clean, Pest-Free, Ventilated, Safe, Contaminant-Free, Maintained and Temperature Controlled) of a Healthy Home, maintaining a healthy and safe rental property requires the landlord and tenant to work together.
- Each party in the rental relationship has a different reason for being in the rental arrangement. The landlord is seeking income from his/her rental property and the tenant is seeking to meet the basic need of shelter in exchange for rental payments.
- The underlying motivation for entering into this commitment is the demonstration of each party's respect for and recognition of the other party's fundamental purpose for the rental arrangement.

In the spirit of cooperation and mutual respect:

I, _____, Landlord of the property at _____, hereby agree to this nonbinding commitment, whereby I shall provide the property to the tenant in a reasonable and habitable manner. I agree to maintain the property in such a manner as the lease and law require. I shall agree to the following terms set forth to show my commitment to the providing of a home suitable for living. I, the Landlord, shall:

- Provide the property in a safe condition, maintain it as is required by the lease agreement and law, and ensure that all reasonable steps have been taken to keep the tenants safe and
- Maintain the property through routine and emergency repair, as needed, in order to keep the property in a safe and habitable condition.

I, _____, Tenant of the property at _____, hereby agree to this nonbinding commitment, whereby I shall occupy and use the property in a reasonable and habitable manner. I agree to maintain the property in such a manner as the lease and law require. I shall agree to the following terms set forth to show my commitment to the providing of a home suitable for living. I, the Tenant, shall:

- Maintain and use the property as required by the lease agreement and law while I live there;
- Maintain and use the property in a safe condition, not intentionally damage the safety appliances provided, and not intentionally risk the safety of other tenants; and
- Promptly report items that need repair in order to keep the property up to a reasonable standard of habitability.

Additionally the undersigned acknowledge they have received a copy of the Healthy Homes Task List and intend to strive to achieve the tasks listed, when appropriate and applicable. *Nothing in this nonbinding document is meant to replace, waive, amend or supersede any lease agreement term nor is it intended to waive, release or otherwise remove any responsibility or right provided to a party under Indiana law.*

Signed:

Landlord

Tenant

Healthy Homes Task List

Healthy Home Principle	Tasks	Landlord Responsibility	Tenant Responsibility
Keep it Dry	Fix plumbing leaks	X	
	Fix leaks in roof and/or around foundation	X	
	Water from gutters drains away from structure	X	
	Clothes dryer is vented to the outside	X	
	Exhaust fans are used when showering and cooking		X
	Exhaust fans function and are vented to the outside	X	
Keep it Clean	Trash is picked up and disposed of properly		X
	Clutter is minimized		X
	Dust and clean hard surface floors (with a wet or microfiber cloth recommended) and vacuum carpets (with a HEPA filter vacuum recommended) on a regular basis		X
Keep it Pest-Free	Food and drink spills are cleaned up promptly		X
	Dishes are cleaned promptly after use		X
	Trashcan where food is placed has a lid		X
	Trash is removed from the house when trash bag is full		X
	Food is stored in re-sealable containers		X
	Any cracks or holes to the outside are filled	X	
	Learn and implement IPM in the rental	X	X
	No used furniture is brought into the unit until it has been checked for bed bugs		X
Keep it Ventilated	HVAC filter is replaced as recommended by manufacturer (depending on lease)	X	X
	All gas appliances are vented properly	X	
	Windows in the unit open and have screens	X	
	Ductwork does not leak	X	
Keep is Safe	All windows and exterior doors have working locks	X	
	Have working smoke and carbon dioxide detectors	X	
	No torn, loose carpets	X	
	Stairs have handrails and are well lit	X	
	No exposed wiring		
	Electrical outlets are not overloaded		X
	Hot water heater temperature is set at less than 120°F		X
	Chemicals and medicines are safely stored to prevent access by children		X
Keep it Contaminant-Free	No smoking or use of e-cigarettes in the unit		X

	If structure was built before 1978, the paint has been tested for lead and remediated if found	X	
Healthy Home Principle	Tasks	Landlord Responsibility	Tenant Responsibility
	No artificial fragrances used (i.e. scented candles or air fresheners)		X
	Radon testing conducted and mitigation system installed if needed	X	
	Use of harsh cleaners like bleach and ammonia is limited in the rental unit or common areas	X	X
	No pesticide sprays or foggers are used in the rental unit or common areas	X	X
	Fragrance-free cleaning products are used in the rental unit or common areas	X	X
Keep it Maintained	Appliance and equipment are inspected and cleaned annually and repairs made if needed	X	
	Gutters are kept free of debris	X	
	No chipping or peeling paint on interior of the rental unit, in the common areas or on the exterior of structure.	X	
	Drains are inspected and cleaned at least annually		X
Keep it Temperature Controlled	The unit is provided with a working HVAC system	X	
	Exterior doors and windows close and are sealed around their frames properly	X	