

1. Bed Bug Addendum

1.1 BED BUG ADDENDUM

Lessor, <<Company Name>> has inspected the leased premises prior to occupancy and knows of no bedbug infestation. Residents <<Tenants (Financially Responsible)>> have an important role in preventing and controlling bedbugs. While the presence of bedbugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bedbugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bedbugs. Lessee, <<Tenants (Financially Responsible)>> represents that all furnishings and other personal property that will be moved into the leased premises are free of bedbugs.

Lessee, agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises. Lessee shall practice good

housekeeping, including the following:

- a. Lessee shall check for hitch-hiking bedbugs. When staying in a hotel or another home, Lessee is to inspect clothing, luggage, shoes and belongings for signs of bedbugs before entering the leased premises. Lessee is to check backpacks, shoes, and clothing after visits to family and friends, or after using public transportation. After guests visit, Lessee is to inspect beds, bedding, and upholstered furniture.
- b. Lessee shall remove clutter from the leased premises. Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
- c. Lessee shall keep the leased premises clean by vacuuming and dusting regularly, particularly in the bedroom, being especially thorough around and under the bed, drapes, and furniture. Use a brush attachment to vacuum furniture legs, headboard, and in and around the nightstand. While cleaning, look for signs of bedbugs, and report these immediately to Lessor.
- d. Lessee shall arrange furniture to minimize bedbug hiding places and by keeping beds several inches away from the walls. Bedbugs can jump as far as three inches.
- e. Lessee shall cover mattresses and box springs with zippered covers that are impermeable to bedbugs. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers will also prevent any bugs from getting out; they will eventually die inside the sealed cover (though this may take many months). Ticker covers will last longer.
- f. Lessee shall avoid using appliances, electronics and furnishing that have not been thoroughly inspected for the presence of bedbugs. Make sure that the electronics, appliance, or furniture company has established procedures for the inspection and identification of bedbugs or other pests. This process should include inspection of trucks used to transport appliances, electronics, or furniture. Never accept an item that shows signs of bedbugs.

Never take discarded items from the curbside.

g. Lessee shall report any bedbug problems immediately. **Specifically, Lessee shall:**

i. Report any signs of bedbugs immediately. Do not wait. Even a few bedbugs can rapidly multiply to create a major infestation that can spread from unit to unit.

ii. Report any maintenance needs immediately. Bedbugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to

prevent the movement of bedbugs from room to room.

h. Lessee shall cooperate with pest control efforts. If Lessee's unit, or a neighbor's unit, is infested with bedbugs, a pest management professional may be called to apply pesticides. The treatment is more likely to be effective if Lessee's unit is properly prepared. Lessee shall comply with the recommendations from the pest management professional, including:

i. Removing all bedding (bed skirts too), drapes, curtains, and small rugs; bag these for transport to the laundry or dry cleaner.

ii. Checking mattress carefully; those with minimal infestation may be cleaned, encased in vinyl covers, and returned to service. Heavy infested mattresses are not salvageable; seal these in plastic and dispose of them properly.

iii. Emptying dressers, nightstands, and closets. Remove all items from floors and surfaces. Inspect every item for signs of bedbugs. Using sturdy plastic bags, bag all clothing, shoes, boxes, toys, stored goods, etc. Bag washable and non-washable items separately. Take care not to tear the bags, and seal them well. Used bags must be discarded properly.

iv. Vacuuming floors, including inside closets. Pay special attention to corners, cracks, and dark places.

v. Vacuuming all furniture, including inside drawers and nightstands. Vacuum mattresses, box springs, and upholstered furniture, being sure to remove and vacuum all sides of loose cushions, as well as the undersides of furniture.

vi. Carefully removing vacuum bags, sealing bags in plastic, and discarding.

vii. Cleaning all machine-washable bedding drapes, clothing, etc. Use the hottest water the machine provides, and dry at highest heat setting. Take other items to a dry cleaner, but be sure to advise the dry cleaner that the items are infested. Discard any items that cannot be decontaminated.

viii. Moving furniture toward the center of the room, so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

i. Lessee agrees to indemnify and hold harmless Lessor from any actions, claims, losses, damages, and expenses, including, but not limited to, attorney's fees that Lessor may sustain or incur as a result of the negligence of Lessee or any guest or other person living in, occupying, or using the leased Premises.

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Date Signed