

CENTRA ASSOCIATES
Real Estate & Property Management

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BED BUG ADDENDUM

Our goal is to maintain a high quality living environment for our residents. It is important that we work together to prevent the infestation of bed bugs. While the presence of bedbugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem. This addendum contains important information for you and sets forth responsibilities for both Landlord and Tenant.

Prior Infestation – Landlord states that we are not aware of any current infestation or presence of bedbugs in the leased property. If there was a prior infestation, it has been professionally treated by a licensed pest control professional.

Infestation during tenancy - Tenant must report any pest infestation and/or problems with the leased property as soon as it is noticed. This includes but is not limited to bedbugs, roaches, ants, carpenter ants, termites, mice or rats.

Tenant agrees that they are not aware of any bedbug infestation or presence in any of Tenant's furniture, clothing or personal property and possessions and have fully disclosed to Landlord any previous bedbug infestation which Tenant may have experienced.

Duty to report- Tenant must report any signs of bedbugs immediately and in writing. Do not wait. Even few bedbugs can rapidly multiply to create a major infestation. When an infestation is caught early, treatment is often much quicker and less disruptive.

Tenant Cooperation - Tenant and guests of Tenant agree to cooperate with the Landlord in all efforts and course of actions required to erase and control any pest/bedbug infestation. Tenant's full cooperation shall include but is not limited to; immediately reporting any pest infestation including that of bedbugs to the Landlord, and permitting any entry to complete any inspections, pre-treatment and treatment to eliminate any pests and or bedbugs. Tenant understands that evacuating the leased property during and after treatment for a specified time frame may be necessary. Tenant will follow all directions and perform any critical actions to comply with all the post treatment requirements to keep the leased premises pest free and minimize any re-infestations.

If during the term of your tenancy bed bugs appear in the leased premises and a pest control professional determines that the bedbugs originated in your unit, Tenant acknowledges and agrees that all necessary treatments for Tenant's leased property and other units that may be affected as a result, as well as any additional costs, expenses and losses will be at the Tenant's expense.

Indemnification – Under no circumstances shall the Landlord and or Landlord's assets be held responsible for any of the Tenant's losses, damages or expenses including special, consequential or punitive damages arising out of a bed bug infestation, inspection or treatment. Additionally, Tenant agrees to indemnify and hold harmless the Landlord, its agents and employees from any actions, claims, losses damages, and expenses, including, but not limited to attorney's fees that the Landlord may incur as a result of a bedbug infestation, inspection or treatment. This indemnification shall not apply if such damages, costs, losses, or expenses are directly caused by the negligence of the Landlord.

Failure to promptly report bedbugs, comply with treatment instructions, or any other violations of any other provisions of this Addendum shall be a violation of the Residential lease agreement. Said violations and breach constitutes grounds for eviction, and/or termination of occupancy, and/or subjects Tenant to all other damages, costs, legal fees and expenses as stated in your lease and/or this Addendum.

BED BUGS

Residents Information Guide

What they look like: Bed bugs are wingless, flat, somewhat oval shaped insects with a typical lifespan of 6 to 12 months. An adult bed bug is about one eighth to one quarter inch long and very flat. They are capable of reaching the size of an apple seed at full growth. Bed Bugs are distinguishable by their reddish-brown color, although after feeding on the blood of humans and warm-blooded animals- their sole food source- the bugs assume a distinctly blood-red hue until digestion is complete. You may also see bed bugs that have recently hatched and are similar in shape to adults but are whitish and almost translucent. Eggs are very small, white, and sticky. The excrement of adult bugs is black, dark red, brown, or rust colored spotting or staining and may be seen around the seams of mattresses or bedding. The scientific name for bed bugs is *cimex lectularius*.

How to spot them: Bed bugs can be hard to spot but they can be found in, around and between bedding, bed frames, mattress seams, upholstered furniture, around, behind and under wood furniture, curtains, and draperies along window and door frames, ceiling and wall junctions, crown moldings, behind and around wall hangings and loose wallpaper between carpeting and walls, cracks and crevices in walls and floors, and in electronic devices, such as smoke and carbon monoxide detectors. Bed bugs are nocturnal, meaning that they come out at night.

About their lifespan: Female bed bugs can lay eggs on a daily basis. They take between six and seventeen days to hatch from eggs. They go through a repetitive molting process and they grow and mature.

Their eating habits: Bed bugs reach the peak of nighttime activity just before dawn. They are drawn to warm blooded animals and people by carbon dioxide and warmth. A bed bug bite may not be noticeable at the time of the bite and usually begins to feel irritated several hours later. The bite may produce a welt or bump that is like a flea or mosquito bite. Sometimes there appears to be three bites in a row, but there is not always a pattern. Bites usually are found on the face, neck, or arms.

Controlling bed bugs: false claims that associate the presence of bed bugs with poor hygiene and uncleanliness have caused apartment residents out of shame, to avoid notifying landlords of their presence. This serves only to enable the spread of bed bugs. The earlier bed bugs are detected, the earlier treatments can begin and the easier it will be to control them. But it is important that you use good housekeeping practices, as this will help all efforts to control them by controlling their hiding places. Clean and vacuum on a regular weekly basis. While bed bugs are, by their very nature, more attracted to clutter, they're certainly not discouraged by cleanliness. Bottom line: bed bugs know no social and economic bounds; claims to the contrary are false. Everyone's cooperation is needed to detect and control the spread of bed bugs as soon as possible.

Bed bugs don't transmit disease. There exists no scientific evidence that bed bugs carry disease. In fact, federal agencies tasked with addressing pests of public health concern, namely the U.S. Environmental Protection Agency and the Centers for Disease Control and Prevention, have refused to elevate bed bugs to the threat level posed by disease carrying pests. Again claims associating bed bugs with disease are false.

Preventing bed bug encounters when traveling. Because humans serve as bed bugs' main mode of transportation, it is extremely important to be mindful of bed bugs when away from home. Experts agree that the spread of bed bugs across all regions of the United States is largely attributed to an increase in international travel and trade. Travelers are therefore encouraged to take a few minutes upon arriving at their temporary destination to thoroughly inspect their accommodations, so as to ensure that any uninvited guests are detected before the decision is made to unpack.

Because bed bugs can easily travel from one room to another, it is also recommended that travelers thoroughly inspect their luggage and their belongings for bed bugs before departing for home.

Bedbug Do's and Don'ts:

***Do not bring used furniture from unknown sources into your apartment.** Countless bed bug infestations have come directly from second-hand and abandoned furniture. Unless you can be absolutely certain that a piece of second-hand furniture is bed bug free, don't bring it in to your apartment. It's more than likely the reason a seemingly nice looking leather couch, for example, is sitting curbside, waiting to be hauled off to the landfill, may very well be due to the fact that it's teeming with bed bugs.

***Do address bed bug sightings immediately.** Apartment residents who suspect the presence of bed bugs in their unit must immediately notify the Owner and cooperate in providing access for inspection and treatment.

***Do not attempt to treat bed bug infestations.** Under no circumstance should you attempt to eradicate bed bugs. Health hazards associated with the misapplication of traditional and non-traditional, chemical-based insecticides and pesticides poses too great a risk to you and your neighbors.

***Do comply with eradication protocol.** If the determination is made that your unit is indeed playing host to bed bugs, you must comply with the bed bug eradication protocol set forth by both your Owner and their designated pest control professional.

Tenant has received the attached "**Residents Information Guide**" and will read and follow the guidelines within the document.

The undersigned, intending to be legally bound, acknowledge having read and understood this **Addendum**, and the **Residents Information Guide**, and agree to carry out the obligations and responsibilities described herein.

Apartment Address: _____

Tenant

Tenant

Tenant

Landlord

Date