

# BED BUG ADDENDUM AND INSTRUCTIONS

THIS Agreement is an Addendum to and part of the Rental Agreement dated \_\_\_\_\_ between Landlord \_\_\_\_\_ and Resident \_\_\_\_\_ for the property located at: \_\_\_\_\_

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

## 1. **California Required Bed Bug Disclosure.**

Information about Bed Bugs - Bed Bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

Bed Bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

## 2. **Notify.**

If you suspect bed bugs are in your Premises, you must:

- (i) Notify the Landlord:
- (ii) Of any known or suspected bed bug infestation or presence in the Premises, or in any of your clothing, furniture or personal property.
- (iii) If you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or of any confirmation of bed bug presence by a licensed pest control professional or other authoritative source.
- (iv) Of any maintenance needs. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs.

3. **Inspection.** The Landlord has inspected the Premises prior to your move-in and Landlord did not observe any evidence of bed bugs or bed bug infestation. Residents agree that you inspected the Premises prior to move-in and you did not observe any evidence of bed bugs or bed bug infestation.

## 4. **Resident's Responsibilities.**

a. **Clean Housing.** Residents have an important role in preventing bed bugs. While the existence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and restraining its spread. Bed bugs like clutter, dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially

under the bed and in closets. Bed bugs know no social and economic bounds; claims to the contrary are false.

**b. Cover Mattress and Box Springs.** Resident shall cover mattress and box springs with zippered covers that are impermeable to bed bugs. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattresses. The covers also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this could take up to 18 months).

**c. Inspect Secondhand Furnishings.** Resident shall avoid using secondhand or rental furnishings, particularly beds and mattresses. Used items are often infested with bed bugs. If you must use rented or secondhand items, inspect them carefully, and never accept any item that shows signs of bed bugs. Resident shall not bring discarded items from the curbside into the Premises.

**d. 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, to ensure that any bed bugs are detected before the decision is made to unpack.

**e. Cooperate.** If Landlord confirms the presence or infestation of bed bugs, Resident must cooperate and coordinate with Landlord and Landlord's pest control agents to treat and eliminate the bed bugs. Resident must follow all directions from Landlord or Landlord's agents to clean and treat the dwelling and building that are infested. Resident agrees to remove or destroy personal property that cannot be treated or cleaned. If Landlord confirms the presence or infestation of bed bugs in your Premises, Landlord has the right to require Resident to temporarily vacate the Premises and remove all furniture, clothing, and personal belongings in order for Landlord to perform pest control services. If Resident fails to cooperate with Landlord, Resident will be in default, and Landlord will have the right to terminate Resident's rental agreement.

**f. Transfers.** If Landlord allows Resident to transfer to another premises in the apartment complex, Resident's personal property and possessions must be treated according to accepted treatment methods or procedures established by a licensed pest control professional. Prior to moving into another premises, the Resident must provide proof of such cleaning and treatment to Landlord's satisfaction.

**5. Indemnification.** Resident agrees to indemnify and hold harmless Landlord from any actions, claims, losses, damages and expenses including, but not limited to, attorney's fees that the Landlord 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.

**6. Conflict Between Provisions.** In case of conflict between the provisions of this addendum and any other provisions of the rental agreement, the provisions of the addendum shall govern.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Resident	Date	Resident	Date
_____	_____	_____	_____
Landlord		Landlord's Agent	Date

**Information Regarding Bed Bugs.** Bed bugs, with a typical lifespan of 6 to 12 months, are wingless, flat, broadly oval-shaped insects. 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 source of food – the bugs assume a distinctly blood-red hue until digestion is complete.

**Bed Bugs Don't Discriminate.** Bed bugs' increased presence across the United States in recent decades can be attributed largely to a surge in international travel and trade. It is no surprise then that bed bugs have been found time and time again to have taken up residence in some of the fanciest hotels and apartment buildings in some of the nation's most expensive neighborhoods.

Nonetheless, false claims that associate bed bugs' presence 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.

**Bed Bugs Do's and Don'ts.**

- **Do not bring used furniture from unknown sources into your apartment.** Countless bed bug infestations have stemmed directly from the introduction into a resident's unit of secondhand and abandoned furniture. Unless the determination can be made with absolute certainty that a piece of secondhand furniture is bed bug free, residents should assume that the nice looking furniture is infested with bed bugs.
- **Do address bed bug sightings immediately.** Apartment residents who suspect the presence of bed bugs in their unit must immediately notify their landlord.
- **Do not attempt to treat bed bug infestations yourself.** Under no circumstances 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 Pest Control.** If the determination is made that your unit is indeed host to bed bugs, you must comply with the bed bug pest control set forth by both your landlord and their designated pest management company.

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