

# BED BUG ADDENDUM

1. **ADDENDUM.** This is an addendum to the Lease Contract executed by you, the resident (s), on the dwelling you have agreed to rent. That dwelling is: City/State where dwelling is located in (county).
2. **PURPOSE.** This Addendum modifies Lease Contract and addresses situations related to bed bugs (*cimex lectularius*) which may be discovered infesting the dwelling or personal property in the dwelling. You understand that we relied on your representations to us in this Addendum.
3. **INSPECTION.** You agree that you: (*Check one*) have inspected the dwelling prior to move-in or signing this Addendum and that you did not observe any evidence of bed bugs or bed bug infestation; OR

Will inspect the dwelling within 48 hours after move-in or signing this Addendum and will notify us of any bed bugs or bed bug infestation.

4. **INFESTATIONS.** We are not aware of any current evidence of bed bugs or bed bug infestation in the dwelling. You agree that you have read the information on the back side of this Addendum about bed bugs and: (*Check one*).  
You are not aware of any infestation or presence of bed bugs in your current or previous apartment, home, or dwelling. You agree that you are not aware of any bed bug infestation or presence in any of your furniture, clothing, personal property or possessions. You agree that you are not subjected to conditions in which there was any bed bug infestation or presence.

OR

You agree that if you previously lived anywhere that had a bed bug infestation that all of your personal property (including furniture, clothing and other belongings) has been treated by a licensed pest control professional. You agree that such items are free of further infestation. If you disclose a previous experience of bed bug infestation, we can review documentation of the treatment and inspect your personal property and possessions to confirm the absence of bed bugs. You agree that any previous bed bug infestation which you may have experienced is disclosed here.



5. **ACCESS FOR INSPECTION AND PEST TREATMENT** You must allow us and our pest control agents' access to the dwelling at reasonable times to inspect for or treat bed bugs. You and your family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments.

We have the right to select any licensed pest control professional to treat the dwelling and building. We can select the method of treating the dwelling, building and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation even if those dwellings are not the source or cause of the known infestation. You are responsible for and must, at your own expense, have your own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that we approve. You must do so as close as possible to the time we treated the dwelling. If you fail to do so, you will be in default, and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.

You agree not to treat the dwelling for a bed bug infestation on your own.

6. **NOTIFICATION.** You must promptly notify us:
- Of any known or suspected bed bug infestation or presence in the dwelling, or in any of your clothing, furniture or personal property.
  - Of any recurring or unexplained bites, stings, irritations, or sores of the skin or body which you believe is caused by bed bugs, or by any condition or pest you believe is in the dwelling.
  - 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.
7. **COOPERATION.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate the bed bugs. You must follow all directions from us or our agents to clean and treat the dwelling and building that are infested. You must remove or destroy personal property that cannot be treated or cleaned before we treat the





Tenant

Date

