

AZREAPM

Bed Bug Addendum

This bed bug addendum ("Addendum") is made part of the Rental Agreement dated _____ 20__ between (Lessee) _____ and (Lessor) _____ for the real property (the premises) at _____.

1. Lessee will practice good housekeeping, including the following:

- a) Lessee shall remove clutter. Eliminating concealed, dark places will reduce the places that bed bugs can hide
- b) Lessee shall keep the apartment home clean. Vacuum and dust 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(s). While cleaning, look for signs of bed bugs. If any bed bugs or signs are detected, report them immediately
- c) Lessee shall not use secondhand or rental furnishings unless they have been thoroughly inspected by qualified pest control applicators for the presence of bed bugs, especially beds and mattresses. Used items may be infested with bed bugs. If you must use rented or secondhand items, inspect them carefully, in compliance with this Addendum, and Lessee agrees not to use any item that shows signs of bed bugs, egg or larvae infestation. Lessee shall not bring discarded items from the curbside into the apartment home.
- d) Lessee shall cover mattresses and box springs with zippered coverings that are impermeable to bed bugs. These can prevent bed bugs from getting inside the mattress. The covers will also help prevent any bugs inside from getting out as they will eventually die inside the sealed cover
- e) Lessee shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches from the walls. Lessee shall check for hitch-hiking bed bugs. After staying in a hotel or another home, before you enter your apartment home Lessee agrees to inspect your clothing, luggage, shoes and belongings for signs of bed bugs and to check backpacks, shoes and clothing after visits to family or friends, theaters or after using public transportation. After guests visit, Lessee agrees to inspect beds, bedding and upholstered furniture
- f) If Lessee fails to report any pest infestation and/or problem with the Premises within 10 days of move-in, it shall be an acknowledgement by Lessee that the Premises are acceptable, in good condition and pest free

2. Lessee shall report any problems immediately. Specifically, Lessee shall

- a) Report any signs of bed bugs immediately. Even a few bugs can rapidly multiply to create a major infestation that can spread from apartment to apartment. Do not wait!
- b) Report any maintenance needs immediately. Bed bugs like cracks, crevices, holes and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room

3. Lessee agrees to cooperate fully with and to undertake all efforts and tasks required by Lessor or Lessor's pest management professional employed to eradicate pests. If your apartment home (or a neighbor's apartment home) is infested with bed bugs, a pest management professional may be called in to apply pesticides. The treatment is more likely to be effective if your apartment home is properly prepared. Lessee shall comply with the recommendations from the pest management professional including but not limited to:

- a) Remove all bedding (including bed skirts), drapes, curtains and small rugs. Bag these for transport to the laundromat.
- b) Check mattresses carefully; those with minimal infestation may be cleaned, encased in vinyl covers and returned to service. Heavily infested mattresses are not salvageable. Seal those in plastic and dispose of them properly.
- c) Empty dressers, nightstands and closets. Remove all items from floors and surfaces. Inspect every item for signs of bed bugs. 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 with an air tight knot. Used bags must be discarded properly.
- d) Carefully remove vacuum bags, seal bags in plastic and discard
- e) Clean all machine-washable bedding, drapes, clothing, etc. in a commercial Laundromat with 140° Fahrenheit water. Dry at the highest heat setting. Take other items to a dry cleaner, but be sure to advise dry cleaner that the items are infested. Discard any items that cannot be decontaminated.
- f) Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to the closets

4. Lessee and Lessor agree that any violation of this Addendum constitutes a material violation of the Lease, and Agent may terminate Resident's right to possession upon three days Notice to Quit, no right to cure. There is no requirement that Agent allow Resident to cure prior to serving Resident with a Notice to Quit. Proof of the violation of this Addendum shall be by a preponderance of the evidence

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

LESSEE: _____

Date: _____

LESSEE: _____

Date: _____

LESSOR: _____

Date: _____