

# **Bed Bug Addendum**

# ADDENDUM TO RESIDENTIAL RENTAL AGREEMENT

Name of Ter	nant(s):	or, street, 77			ment lij	
Address of I	Premises:	(Street)		(City, State, Zip)		
into Tenant	t's Residential Rental Agre and those contained in the	ement. If there is	any conflict	ndlord's bed bug policy and between the terms and con the terms and conditions of	nditions of this	
Landlord ha	as inspected Tenant's rental	unit and is not awa	re of the prese	nce of any bed bugs in the un	it.	
Tenant Dis	s <mark>closures</mark> ant should initial A, B and C I	pelow.)				
A	Tenant has inspected th	e rental unit prior to	moving in and	did not see any signs of bed	bugs in the unit.	
В	3 Tenant is not aware of any bed bugs in his/her current residence.					
C	All of Tenant's personal other personal belongir	property including	, but not limite ved into the re	ed to, furniture, bedding, cloth ntal unit are free from bed bu	ning, shoes and	
Inspection	By Tenant					
1. Tena	nt agrees to regularly inspe	ct his/her rental un	it for signs of	bed bugs.		
intro	duced to rental properties.	Tenant agrees to in derstands and agre	nspect any use ees that unles	of the most frequent ways that ed or second-hand furniture of s he/she is certain that any us into the rental unit.	prior to moving	
3. Tena	nt will allow Landlord or its	agents to inspect t	he rental unit	for bed bugs as allowed by la	ıw.	
Reporting of Bed Bugs						
in the unex bugs	e rental unit, (b) Tenant sus plained and reoccurring bit	pects that bed bug es on his/her body nits and common a	gs might be pr . Failure to imr areas which wi	the following occur: (a) bed esent in the rental unit, or (c) mediately notify Landlord coull cause the treatment and era	Tenant notices	
5. Tena resul	nt should not attempt to to t in injuries to Tenant and/o	reat any bed bug i r causing the infest	nfestation him tation to beco	self/herself. Self-treating for me worse.	bed bugs may	
Tenant has	read and accepts all ter	rms and conditio	ns of this add	dendum.		
Tenant	Olever		Tenant			
Tanant	Signature	Date	Town 1	Signature	Date	
Tenant	Signature	Date	_ lenant	Signature	Date	
Owner/Agent	of Owner	ture	 Date			

### **Cooperation with Treatment**

- 6. If bed bugs are found in Tenant's unit, Tenant must fully cooperate with any and all treatment efforts of Landlord and/or its pest management company or other service provider.
- 7. Treatment typically requires that rental units next to, above, and below the unit infested with bed bugs also be treated.
- 8. Treatment may require, but is not limited to, the following: (a) Tenant temporarily vacating the rental unit, (b) temporary removal of personal property, (c) sealing of personal property in plastic bags, (d) removal and destruction of personal property that cannot be treated, (e) laundering of bedding and clothing, (f) purchase of and placement of mattress and box spring in a special plastic encasement, (g) de-cluttering the rental unit, (h) vacuuming of all flooring on a daily basis, and/or (i) moving all furniture to the center of the room. Specific instructions and recommendations will be provided as needed by Landlord and/or its pest management company or other service provider.
- More than one treatment of Tenant's rental unit may be required. Tenant must cooperate throughout the entire
  treatment process until Landlord and/or its pest management company or other service provider determine
  that treatment is complete.

#### Default

- 10. Failure to comply with the terms of this Addendum include, but are not limited to, the following: (a) misrepresenting any Tenant Disclosure, (b) failing to immediately notify Landlord in writing of the presence of bed bugs, (c) refusing to allow Landlord or its agents to inspect the rental unit, (d) failing to cooperate with the preparation of the rental unit for treatment, (e) refusing to allow access to the rental unit for treatment, (f) failing to cooperate with any post-treatment requirements, and/or (g) any other action that results in the delay of treatment or increases the cost of treatment.
- 11. Failure to comply with the terms of this Addendum shall entitle Landlord to pursue any and all rights under this Addendum, Tenant's Residential Rental Agreement, and/or applicable law including, but not limited to, terminating Tenant's tenancy and evicting Tenant.

#### **Treatment Costs**

- 12. Tenant will be responsible for the costs of treatment and/or eradication of any bed bugs resulting from the acts or negligence of Tenant, Tenant's household members, guests or invitees.
- 13. Tenant may be responsible for other costs and damages incurred by Landlord, in addition to the cost of treatment and/or eradication of bed bugs, resulting from the acts or negligence of Tenant, Tenant's household members, guests or invitees.

## **Indemnification & Hold Harmless**

- 14. Tenant agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages and expenses including, but not limited to, attorney's fees, that may be incurred as a result of the acts or omissions of Tenant, Tenant's household members, guests or invitees.
- 15. Unless caused by the intentional or negligent acts or omissions of Landlord, Landlord is not responsible for any damage or destruction of Tenant's personal property or injuries arising from any bed bug infestation.

#### Renter's Insurance

16. Tenant understands that Landlord's insurance does not cover any of Tenant's personal property that may be damaged or destroyed by bed bugs or bed bug treatment. Tenant also understands that Landlord's insurance does not protect Tenant from any loss or damage caused by the actions of Tenant, Tenant's household members, guests or invitees. Landlord recommends and Tenant understands that Renter's Insurance which may cover such damage is readily available and may be purchased by Tenant.