



RIO VISTA VILLAGE

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 bed bugs is not always related to cleanliness or housekeeping, good housekeeping will help control the problem. This Bed Bug Addendum contains important information for you and sets forth responsibilities for both Landlord and Resident.

- Landlord has inspected the unit and is aware of no bed bug infestation upon move-in on _____.
- Resident(s) claim that all furnishings and personal properties that will be moved into the premises are free of bed bugs.

_____(Resident Initials) _____(Resident Initials) _____(Resident Initials)

Resident(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities for the duration of the tenancy.

1. **Inspection.** Check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment. Bed bugs can live on your mattress, so check your bedding regularly for bugs. You can also purchase protective mattress and box spring covers. Look for bugs on secondhand items before bringing them home. Check backpacks, shoes and clothing after using public transportation or visiting theaters.
2. **Duty to Report.** Resident shall report any signs of bed bugs immediately to Landlord. Even a few bed bugs can rapidly multiply to create a major infestation that can spread to other units. Under no circumstances should Resident attempt to eradicate bed bugs. Health hazards associated with misapplication of traditional and non-traditional, chemical-based insecticides and pesticides pose too great a risk to you and your neighbors.
3. **Mandatory Cooperation.** Resident agrees to cooperate with the Landlord and its pest control professionals to treat and control any bed bug infestation. Resident's full cooperation shall include but is not limited to: immediately reporting any bedbug infestation to the Landlord and permitting any entry to complete any inspections, pre-treatment and treatment to eliminate any bed bugs. Resident understands that evacuating the leased premises during and after treatment for a specified time frame may be necessary. Resident will follow directions and perform any critical actions to comply with all the bedbug treatment requirements to keep the leased premises bed bug free and minimize any re-infestations. Follow-up treatments or inspections may also be necessary.
4. **Indemnification.** Resident agrees to indemnify and hold Landlord harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Landlord may incur as a result of the negligence of the Resident(s) or any guest occupying or using the premises.
5. **Property Insurance.** It is acknowledged that the Landlord shall not be liable for any loss of personal property to the Resident, as a result of an infestation of bed bugs. Resident agrees to obtain personal property insurance to cover such losses.
6. **Costs.** Resident will not be expected to contribute to the cost of treatment for bed bugs. **HOWEVER**, if Resident does not comply with the preparation of the apartment as required by the pest control professional or the Landlord and the treatment is unsuccessful because of that, Resident will be responsible for subsequent treatments to the apartment and for any treatment to adjoining units that are infested with bed bugs. If Resident fails to pay for any costs for which he/she is liable, Resident will be in default, and Landlord will have the right to a) terminate the Resident's right of occupancy, b) exercise all rights and remedies under the Lease and c) obtain immediate possession of the apartment.

7. Default. Failure to promptly report bed bugs, refusal to allow Landlord to inspect the premises, failure to comply with treatment instructions, or any other violations of any other provisions of this Addendum shall constitute material non-compliance of the Lease and this Addendum. The violations shall entitle Landlord to pursue all rights and remedies available under this Addendum, the Lease, or applicable law including, but not limited to, terminating the Resident's right to possession of the premises for material non-compliance.

By signing below, the undersigned Resident(s) agree and acknowledge having read and understood this Addendum.

Resident Signature

Date

Resident Signature

Date

Resident Signature

Date

Owner's Representative

Date