Bug and Bedbug Addendum

This agreement is an addendum and part of the rental agreement dated _____ between

_____, hereby known as Owner/Agent and

_____ hereby known as Resident(s)

for the premises located at _____,

unit number _____ in the city of _____, CA.

- Residents acknowledge that the Owner/Agent has inspected the unit and is aware of no bug/bedbug infestation.
- Residents claim that all furnishings and personal properties that will be moved into the premises are free of bugs/bedbugs.

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

Resident(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bug/bedbug infestation.
2. Resident shall report any problems immediately to Owner/Agent. Even a few bugs/bedbugs can rapidly multiply to create a major infestation that can spread to other units.
3. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest control specialist prior to professional treatment including but not limited to:

- Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
- Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
- Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
- Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
- Wash all machine-washable bedding, drapes, and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the times are infested with bedbugs. Discard any items that cannot be decontaminated.
- Move furniture toward the center of the room so that technicians can easily treat carpet edges where bug/bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

4. Resident agrees to indemnify and hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Owner/Agent may incur as a result of the negligence of the Resident(s) or any guest occupying or using the premises.
5. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the Resident, as a result of an infestation of bedbugs. Resident agrees to have personal property insurance to cover such losses.

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

_____ _____

Resident Date Resident Date

_____

Owner/Agent Date