

Expert Knowledge - Exceptional Service

It is our goal to maintain the highest quality living environment for our Residents. Management has inspected the leased premises prior to executing this addendum and know of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting the spread. It is important to underscore that travelers are mainly responsible for the transfer of bedbugs.

Initial Here: **Residents represent that all furnishings and other personal property that will be moving into the leased Premises are free of bedbugs.**

\_\_\_\_\_ Resident agree to maintain the Lease Premises in a manner that prevents the occurrence of bedbug infestation in the Leased Premises. Residents further agree to uphold this responsibility in part by complying with the following list of responsibilities and agree and understand that Residents will be liable for any damages resulting from their failure to comply with the following (this

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1. Residents will practice good housekeeping including:
  - a. Residents will check for hitch-hiking bedbugs.
  - b. Residents will remove clutter. Bedbugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry, especially under the bed and in closets. Reducing clutter also makes it easier to carry out housekeeping.
  - c. Residents will keep the Lease premises clean. Vacuum and dust regularly, particularly in the bedroom, being especially through around and under the bed, drapes, and furniture. While cleaning look for signs of bedbugs and report immediately.
  - d. Residents will arrange furniture to minimize bedbug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls.
  - e. Residents will avoid using appliances, electronics and furnishing that have not been thoroughly inspected for the presence of bedbugs. Never accept an item that shows signs of bedbugs. **Never take discarded items from the curbside or trash enclosures.**
2. Residents must immediately notify Owner, in writing, of any problems. Specifically, residents will:
  - a. Report any signs of bedbugs immediately; and/or any other infestations, to alleviate the potential infiltration into surround areas.
  - b. Report any maintenance needs immediately; to help alleviate further damages to the Leased Premises or surrounding areas.
3. Residents will cooperate with pest control efforts. If the Leased Premises (or a neighbor's residence) is infested with bedbugs, a pest management professional may be called in to treat the units. Please follow all guidelines provided for you by pest control; as treatment is more likely to be effective if the Leased Premises is properly prepared.
  - a. **DO NOT REMOVE ANYTHING from the Leased Premises!** Please wait for instructions from Pest Control, as removing items will allow for the bedbugs to travel/spread.
  - b. Clean all machine-washables (bedding, drapes, clothing, etc.) on the hottest settings the machine provides and dry at the highest heat setting.
  - c. To discard of any items that cannot be decontaminated, please place into sturdy plastic bags that can seal shut, and discard immediately into the dumpster.
  - d. Move all furniture away from the walls, into the center of the rooms.
4. Residents agree to indemnify and hold harmless Management/the Property/the Owner from any actions, claims, losses, damages, and expenses, including, but not limited to, attorneys' fees that the Property may sustain or incur as a result of the negligence of Residents or any guest or other person living in, occupying, or using the Leased Premises.

**I/WE HAVE READ AND UNDERSTAND THE CONTENT OF THIS ADDENDUM:**

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

By: \_\_\_\_\_  
Terra Properties Inc. (managing agent)

\_\_\_\_\_  
Tenant

\_\_\_\_\_  
Co-Tenant

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**Terra Properties Inc. is an equal opportunity provider.**

