Bed Bug Addendum

This Addendum is in reference to the Rental Agreement entered into between the Residents and Landlord at the following Property Address:_____City_____St____Zip_____

Landlords Name:_____

Residents Names:_____

Addendum Goals: Maintain highest quality living environment for residents. Maintain a clean unit to help reduce the risk of infestation from bed bugs. The landlord has inspected the unit prior to the new lease and has no knowledge of any infestation of bed bugs. The residents have an important part in preventing infestations. Even though housekeeping may not always prevent bed bugs it can help reduce the chances and help in the identification of occurrence.

Resident agrees to comply with the following rules to prevent infestation:

*** Reporting**: Tenants will report any signs of bed bugs immediately. Do not wait as infestation can spread to other areas and to other units. Report any maintenance needs immediately as bed bugs can enter through the smallest of cracks, crevices and other openings.

*** Good Housekeeping**: Tenants will configure furniture to help minimize areas where bed bugs like to hide. Keeping furniture away from walls can help. Will use zippered covers that are impermeable on all mattresses and box springs. Will keep unit clean by regularly vacuuming and dusting, especially in the bedrooms or sleeping areas. Clutter will be removed immediately, as this can be a breeding ground for infestation. Any new or used furniture that comes into the unit will first be inspected for bed bugs. Second hand furniture should thoroughly inspected. If returning from traveling always inspect all your belongings for infestation. If having guest, resident will inspect the unit for infestation.

***Pest Control:** Resident agrees to comply with and cooperate with pest control services. This can comprise of the following:1. Vacuuming all floors and closets 2. Vacuuming all furniture, mattresses, box springs, cushions, drawers, and bedding. 3. Removing all bedding and securing in non permeable bags to transport to either landfill or laundry. 4. Mattresses must be inspected carefully, if minimal infestation can be clean and covered with vinyl covers and used again. Heavy infestation will require disposal in the correct manner. 4. Inspection of all personal property, including but not limited to toys, shoes, clothing, bedding, night stands, dressers, boxes, and stored items. 5. Bag washable and non-washable items separately. Used bags must be discarded following local rules for disposal. 6. Clean all machine washable items (bedding, drapes, clothing and other items) in the hottest water available and dry at the highest setting. Discard any items that can't be decontaminated. 7. Make sure to arrange furniture for easy access to the pest control company can get to all areas of the unit, wall, closets etc.

Resident agrees to reimburse the landlord for treatment cost if it is determined that any infestation of bed bugs commences in the residents unit.

Resident agrees that failure to comply with the terms of this addendum shall constitute a breach of the Lease Agreement and may subject tenant to court action, including but not limited to a lawsuit for eviction. Tenant agrees to reimburse the Landlord for the expenses which arise in any action, claim, loss, damage, and expense including but not limited to attorney's fees the landlord may sustain or incur as a result of the failure of the tenant or guest of the tenant to comply with the terms of the addendum or Washington State law.

**Tenant warrants that all personal property and furnishings that will be moved into the unit have been inspected and are bed bug free.
_____Initials _____initials

I have read and agree to the above Terms and Condition of this Addendum:

_____

Tenants Name (Print) Tenants Signature Date

_____

Tenants Name (Print) Tenants Signature Date

_____

Landlord Name (Print) Landlord Signature Date