

BED BUG ADDENDUM TO RENTAL AGREEMENT

This Bedbug Addendum is made between Owner: _____

and Resident(s): _____

and is incorporated into the Rental Agreement between Owner and Resident for the rental property Premises located at: _____

1. Resident understands that Bedbugs are an ongoing problem in the rental housing arena and that Resident plays an important role in ensuring that Bedbugs do not infest the Premises. This Addendum defines Resident's responsibilities under the Rental Agreement regarding Bedbug control. By signing this Addendum, Resident affirms that he/she has inspected the Premises at move-in and confirms that there are no/were no Bedbugs present in the Premises at the time of Resident's move-in.
2. Resident promises that any and all personal property (furniture, clothing, mattress, bedding, etc.) that Resident brings into the Premises have been inspected for Bedbugs and do not contain any Bedbugs. If Resident detects that any personal property of Resident may have Bedbugs, Resident promises not to bring said property onto the Premises. Resident agrees to carefully inspect all personal property he/she brings into the Premises prior to entering the Premises to ensure that the property is free of Bedbugs. Resident agrees to do his/her part to ensure Bedbugs do not enter the Premises after he/she moves in, including, but not limited to: continuing to check any personal property that is brought onto the Premises for Bedbugs; checking all luggage, clothing and other personal belongings for Bedbugs if Resident stays in a hotel or visits another home; uses public transportation; or utilizes other public areas that may carry Bedbugs. In addition, Resident agrees to inspect furniture and personal belongings after guests visit or stay in the Premises to ensure no Bedbugs were brought on the Premises by guest.
3. Resident agrees to report any sighting or signs of Bedbugs immediately in writing to Owner/Agent. Since Bedbugs multiply fast and can become an infestation affecting not only the Resident, but other individuals/units in the rental property, Resident understands that it is of utmost importance to report of any Bedbug sightings or signs immediately.
4. Resident agrees to cooperate in every way with Owner/Agent's requests regarding Bedbug control efforts, including, but not limited to, carefully and diligently following all instructions and recommendations regarding Bedbug control and removal from any Pest Control company hired by Owner/Agent, as well as assisting with the preparation for treatment of the Premises for Bedbug control where necessary. This Bedbug control preparation can be extensive, and may include items such as special washing instructions for bedding, clothing etc. or disposing of personal property that cannot be disinfected. Resident understands this preparation may be onerous, but agrees to comply with the instructions for Bedbug preparation if requested by Owner/Agent.
5. Resident understand and agrees that he/she is responsible to do what he/she can to prevent any Bedbugs from entering the Premises and/or to limit any infestation by taking instructed precautions.
6. Resident agrees to indemnify and hold Owner/Agent harmless from any claims, losses, damages and expenses caused by Bedbugs, including Resident's failure to reasonably take said precautions to control Bedbugs and/or Resident's negligent actions regarding Bedbug control.
7. Resident agrees to obtain personal property/renters insurance to protect him/her against any loss relating to Bedbugs and/or Bedbug infestation. Resident agrees not to hold Owner/Agent liable for any loss of personal property due to Bedbugs or a Bedbug infestation.

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

Resident

Date

Resident

Date

Owner/Agent

Date



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.



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BED BUG INFORMATION

For prospective residents—in compliance with California Civil Code §1954.600-1954.605

Rental property owners in California may not show, rent or lease a unit that the owner knows has bed bugs. It is not required that an owner inspect for bed bugs, but if a bed bug infestation is apparent, the owner is considered to have knowledge of bed bugs in the unit. (Civil Code §1954.602)

Bed Bug Appearance

Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of an inch in length. Their color can vary from red and brown to copper. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction

An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

Bed bug Bites

Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all. Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping.
- However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Environmental Protection Agency website <https://www.epa.gov/bedbugs> and the National Pest Management association website <http://npmapestworld.org/index.cfm>. (Civil Code §1954.603)

The prompt reporting of suspected bed bugs is critical to their treatment, which requires the full cooperation of the resident, the owner, and the pest control operator to be successful. The owner may not retaliate against a resident who gives notice of a suspected bed bug infestation. (Civil Code §1942.5)

Owners are required to give notice of intent to enter, and residents are required to cooperate with the inspection and request for information to facilitate bed bug detection and treatment. This may include providing requested information that is necessary to facilitate the detection and treatment of bed bugs to the pest control operator. (Civil Code §1954.604)

The owner shall notify the resident of those units inspected by the pest control operator pursuant to Section 1954.604 of the pest control operator's findings in writing within two business days of receipt of the findings. For confirmed infestations in common areas, all residents shall be provided notice of the findings. (Civil Code §1954.60)

Controlling bedbugs is uniquely challenging, as bed bug resistance to existing insecticidal control measures is significant. Early detection and reporting of bed bugs is an important component required for preventing bed bug infestations. Lack of cooperation by owners and residents can undermine pest control operator efforts to identify the presence of bed bugs and control an infestation. Depending on the treatment strategy, it is often critical that residents cooperate with pest control operators by reducing clutter, washing clothes, or performing other activities. Likewise, inadequate or untimely response or planning by owners may exacerbate an infestation.

Owner/Agent Initials _____ Resident 1 Initials _____ Resident 2 Initials _____



Your use of any of these forms constitutes your representation that you have counseled with your personal attorney before using the form, and in using the form you are relying on your attorney's counsel and your own investigation and not on any express or implied representation by SBRPA or any of its officers, directors, employees, or representatives.



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