

Hinez Property Management, LLC.

Bed Bug Addendum

This addendum is a part of the Rental Lease Agreement dated: _____ -

Between (LANDLORD): **HINEZ PROPERTY MANAGEMENT, LLC. (HPM)**

And (TENANT(S)): _____

For the property located at _____

The goal of this Addendum is to protect the quality of the rented unit's environment from the effects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the rental agreement.

- Tenant acknowledges that they have received and read the pamphlet "*Don't Let the Bed Bugs Bite*" which outlines how to detect bed bugs, how they spread, how to prevent bed bugs, pest management, preparation for pest management and responsibilities of tenant, landlord and the pest management professional.
- Tenant acknowledges the Owner/Landlord/Agent has inspected the unit and is not aware of any bed bug infestation.
- Tenant agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

Tenant hereby agrees to prevent and control possible infestation by adhering to the following list of responsibilities:

1. If you stay in a hotel or another home, inspect the room, furniture and mattress for signs of bed bugs. Inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment.
2. Check for hitch-hiking bed bugs. Check backpacks, shoes and clothing after using public transportation or visiting theaters. Make it a habit to brush yourself off before coming inside. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.
3. Do not accept any used mattresses or other upholstered furniture. Other furniture and belongings, including books, should be inspected carefully and cleaned before bringing them into the apartment.
4. Second-hand clothing should be immediately dried on high heat for at least 30 minutes upon entering the apartment.
5. Tenant shall report any problems immediately to Owner/Landlord/Agent. Even a few bed bugs can rapidly multiply to create a major infestation that spread to other units.
6. Tenant 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. Tenant must comply with recommendations and requests from the pest management 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.

Hinez Property Management, LLC.

- Empty dressers, nightstands 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 items are infested with bed bugs. Discard any items that cannot be decontaminated.
- Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

7. Tenant agrees to reimburse the Owner/Landlord/Agent for expenses including but not limited to attorney fees and pest management fees that Owner/Landlord/Agent may incur as a result of infestation of bed bugs in the house or apartment.

8. Tenant agrees to hold the Owner/Landlord/Agent harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.

9. It is acknowledged that the Owner/Landlord/Agent shall not be liable for any loss of personal property to the tenant as a result of an infestation of bed bugs. Tenant agrees to have personal property insurance to cover such losses.

In case of any conflict between the terms and conditions of the Lease Agreement and this Pest Control - Bedbug Addendum the provisions of this Pest Control - Bedbug Addendum shall prevail.

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

Landlord/Manager Signature
Hinez Property Management, LLC.

Date

Tenant/Lessee Signature

Date

Tenant Print Name

Tenant Signature

Date

Tenant/Lessee Signature

Date

Tenant Print Name

Tenant Print Name

Tenant Signature

Date

Tenant/Lessee Signature

Date

Tenant Print Name

Tenant Print Name