

Bed Bug Notice and Addendum



Lessor Community: _____ c/o Southern Management Companies, LLC.

Lessee Resident Name(s): _____

Resident #: _____

Leased Premises Address: _____

Bed Bug Notice and Lease Addendum

- 1. INTRODUCTION:** Bed Bugs can enter a home via the following ways: humans, warm blooded animals, items of clothing, bags, moving trucks, new or used furniture coming from an area already infested with Bed Bugs. Please inspect any used furniture or items as they are brought into your home. It has also been found that Bed Bugs can be brought into your home after traveling, from hotel bedding, or transportation of luggage. Lessor’s goal is to maintain a quality living environment for the Lessee. To help achieve this goal, it is important that Lessor and Lessee work together to minimize the potential for any bed bugs in the leased premises or surrounding apartment homes. This Addendum and Bed Bug Control brochure contain important information that outlines the Lessee’s responsibility and potential liability with regard to bed bugs.
- 2. WHAT TO DO IF YOU FIND BED BUGS?** Notify the Lessor/Resident Services Center immediately. Failure to report concerns may cause bed bugs to infest your home, or your neighbor’s home.
- 3. ACCESS FOR INSPECTION AND PEST TREATMENT:** Lessee must allow Lessor and Lessor’s pest control agents access to the leased premises at reasonable times to inspect for or treat bed bugs as allowed by law. Lessee and Lessee’s family members, occupants, guests, and invitees must cooperate and will not interfere with inspections or treatments. Lessor reserves the right to select any licensed pest control professional to treat the leased premises and building. Lessor can select the method of treating the leased premises, building and common areas for bed bugs. Lessor may also inspect and treat apartment homes adjacent to the infestation even if those apartment homes may not be the source or cause of the known infestation. Lessee is responsible for and must, at Lessee’s own expense, have Lessee’s own personal property, furniture, clothing and possessions treated according to accepted treatment methods established by a licensed pest control firm that Lessor approved. Lessee must complete required preparation as closely as possible to the time Lessor treats premises. If Lessee fails to do so, Lessee will be in default and Lessor will have the right to terminate Lessee’s right of occupancy and exercise all rights and remedies under the Lease Agreement. Lessee agrees not to treat the leased premises for a bed bug infestation on Lessee’s own.
- 4. PREPARATION:** Extensive preparation is required. With prompt cooperation and successful treatment, an infestation may be controlled by following Lessor protocol and Pest Management Instructions.
- 5. RESPONSIBILITIES:** Lessee may be required to pay all reasonable costs of cleaning and pest control treatments incurred by Lessor to treat the leased premises for bed bugs. If Lessor confirms the presence or infestation of bed bugs after Lessee vacates the leased premises, Lessee may be responsible for the cost of cleaning and pest control to treat apartment homes and/or common areas adjacent to the leased premises, Lessee may be liable for payment of any lost rental income and other expenses incurred by Lessor to relocate the neighboring residents and to clean and perform pest control treatments to treat infestations in other leased premises. If Lessee fails to pay Lessor for any costs Lessee are liable for, Lessee will be in default, and Lessor will have the right to terminate Lessee’s right of occupancy and exercise all rights and remedies under the Lease Agreement, and obtain immediate possession of leased premises. If Lessee fails to move out after Lessee’s right of occupancy has been terminated, Lessee will be liable for holdover rent under the Lease Agreement.
- 6. TRANSFERS:** If Lessor allows Lessee to transfer to another apartment home in the community because of the presence of bed bugs, Lessee must allow Lessee’s personal property and possessions treated to be according to accepted treatment methods or procedures established by a licensed pest control professional. Lessee must provide proof of such cleaning and treatment to Lessor’s satisfaction (where applicable).



7. BED BUG DO'S AND DO NOT'S:

1. **Do** address bed bug sightings immediately. Notify the Lessor/Resident Services Center immediately upon any indication of the presence of bed bugs or bed bug activity.
2. **Do** comply with treatment protocol. If the determination is made that Lessee's apartment home is indeed playing host to bed bugs, Lessee must comply with the bed bug treatment set forth by the Lessee, Lessor and their designated pest management company.
3. **Do not** bring used furniture from unknown sources into leased premises.
4. **Do not** attempt to treat bed bug infestations. Under no circumstance should Lessee attempt to treat bed bugs. Health hazards associated with the misapplication of chemical-based insecticides poses too great a risk to Lessee and Lessee's neighbors.

8. ACKNOWLEDGEMENTS

- Lessor inspected the leased premises prior to possession and did not observe any visual evidence of bed bugs or bed bug infestation.
- Lessee has received and understands the contents of Bed Bug Control Brochure.
- Lessee is not aware of any bed bug infestation or presence in any of Lessee's previous residences, furniture, clothing, personal property or possessions.
- If Lessee's previous residence or personal property has been subjected to and has been treated by a licensed pest control professional, Lessee agrees that such items are free of further infestation. If Lessee discloses a previous experience of bed bug infestation, Lessor shall have the right to review documentation of the treatment and inspect Lessee's personal property and possessions to confirm the absence of bed bugs where applicable.
- Lessee agrees that all previous bed bug infestations which Lessee may have experienced are disclosed below:

By: LESSOR:

LESSEE:

Name:

Date

Title:

Name:

Date

Name:

Date