

Bed Bug Addendum

THIS BED BUG ADDENDUM (the "Addendum") is entered into this ____ day of _____, 20____, by and between _____ ("Landlord") with an address at _____ and _____ ("Tenant") with an address at _____. This addendum is incorporated into the original Lease Agreement signed on _____.

Hereinafter, these individuals are known collectively as the "Parties."

The Parties hereby acknowledge that this Addendum is incorporated into the Lease Agreement for the property referenced therein as the "Premises" and serves to affirm the following:

LANDLORD AFFIRMATION. The Landlord affirms and acknowledges that the Premises have been inspected prior to the start of this Lease Agreement and, upon the conclusion of the inspection, the Landlord is not aware of any bed bug infestation.

TENANT AFFIRMATION. The Tenant affirms that all furnishings and personal belongings will be inspected prior to being moved into the Premises and are free of any bed bugs. The Tenant agrees to abide by all requirements of this Addendum for the duration of the tenancy.

INSPECTION. The Tenant agrees to continually monitor for the presence of bed bugs. The Tenant specifically agrees to check their personal belongings before reentering the Premises in the following situations: (a) Tenant stayed at a hotel or another home; (b) Tenant used public transportation; or (c) Tenant visited a public venue.

TENANT'S DUTY TO REPORT. It is the Tenant's responsibility to immediately inform the Landlord of any apparent bed bug infestation.

LANDLORD ACCESS. The Tenant will provide the Landlord access to the Premises within twenty-four (24) hours of their notification to the Landlord of a potential bed bug infestation. In accordance with this Addendum and the Lease Agreement, the Tenant shall also allow access to any professional pest management company hired by the Landlord to remedy an infestation.

COOPERATION. The Tenant agrees to fully cooperate with the Landlord regarding all bed bug control efforts. The Tenant agrees that if their premises, or a neighbor's premises, becomes infected with bed bugs, they shall comply with all requirements by the Landlord and/or the pest management company hired to eradicate the bed bug infestation. Tenant acknowledges that cooperation may include evacuating the Premises during and after treatment for a certain timeframe and following all post-treatment requirements to prevent any re-infestations.

PROHIBITIONS. In order to minimize the potential for bed bug infestation, the Tenant agrees to avoid common practices that frequently lead to said infestation. These prohibitions specifically include, but are not limited to, purchasing or acquiring secondhand furniture for use at the Premises or the use of another individual's vacuum cleaner.

RENTER'S INSURANCE. The Tenant acknowledges that the Landlord shall not be liable for the loss or damage of any of the Tenant's personal belongings. The Tenant is instructed to secure insurance to cover any potential loss due to a bed bug infestation.

VIOLATIONS. Any violation of this Addendum is a violation of the aforementioned Lease Agreement and is subject to the actions set forth in the Lease Agreement for violations and damages.

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INDEMNIFICATION. The Tenant agrees to indemnify and hold harmless the Landlord from any loss, damage, liability, attorneys' fees, and costs that are the direct or indirect result of a bed bug infestation caused by the Tenant or any guests occupying or using the Premises.

GOVERNING LAW. This Addendum shall be governed by the law set forth in the Lease Agreement.

Upon the signatures below, the parties agree that the above Addendum shall be legally binding and incorporated into the above-referenced Lease Agreement.

Landlord's Signature _____ Date _____

Tenant's Signature _____ Date _____