

PEST CONTROL ADDENDUM

THIS AGREEMENT made and entered into between _____,
("Landlord") and _____, ("Tenant(s)").

This addendum is incorporated into the original Lease Agreement signed on:

_____.

Tenant(s) is renting from Landlord the Property located at:

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

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 pest 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 pests. 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 pests. 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 pest 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 pest 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 a pest infestation.

COOPERATION. The Tenant agrees to fully cooperate with the Landlord regarding all pest control efforts. The Tenant agrees that if their premises, or a neighbor's premises, becomes infested with pests, they shall comply with all requirements by the Landlord and/or the pest management company hired to eradicate the pest

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 pest 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 second hand furniture for use at the Premises.

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 pest 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.

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 pest 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.

LANDLORD/TENANT ACKNOWLEDGMENT. By signing below, the following parties acknowledge and agree to the information above. Failure to sign and return this addendum will result in the termination of this agreement.

Landlord's Signature _____ Date _____

Tenant's Signature _____ Date _____

Tenant's Signature _____ Date _____

Agent's Signature (if used) _____ Date _____