



MAA State Approved

Pest Addendum Addendum N

This is an Addendum to the lease agreement dated _____, as renewed or extended, between _____ (owner), and _____ hereby known as ("resident"), for the Property commonly referred to as and located at _____ Due to the reemergence of Cimex lectularius (commonly referred to as Bed Bugs) and other Pest (including but not limited to roaches, mites, fleas, etc.) throughout the United States, resident and owner agree to the following:

- To the best of Owner's knowledge, the Property is free of a Bed bug and/or Pest infestation (collectively referred to in this document as "Pest Infestation"), and there are no signs to indicate any Pest Infestation.
- Upon moving into Property, resident acknowledges that if after 7 days they are satisfied there to be no Pest Infestation, and the resident further agrees that the Property was and is free and clear of any Pest Infestation when resident took possession.
- Resident claims their furnishing, possession, and personal property to be free and clear of bed bugs and/or their eggs and/or other pests.

Resident (s) further agrees to the following to help assist in the prevention of a possible infestation, or in the event of an infestation to perform the following actions:

1. After traveling, resident agrees to inspect all personal property, clothing, and luggage for signs of Pest Infestation before returning to the Property.
2. If resident has guest(s) come to visit, resident agrees to ask guest to inspect all personal belongings before entering the Property, and further agrees to check all bedding and furnishing for any signs of any Pest Infestation once guest has left.
3. Resident shall report, in writing, any signs of Pest Infestation immediately to the office of management. Resident agrees that once a complaint has been made to the office in writing, owner/management has seven (7) days to inspect the property or have their pest control company inspect the apartment. If any Pest Infestation is indeed found, resident agrees that owner/management has fourteen (14) days from the date of inspection to schedule a professional pest control company to begin extermination of the pests.
4. In the event the Property or any other properties adjacent to the Property, become infested, resident agrees to comply with all recommendations and requests from the pest control company including but not limited to:
 - a. Placing all bedding, tapes, curtains, small rugs, and clothing in plastic bags for transport to a laundry facility.
 - b. All items are to be removed from the floor and placed into plastic bags and sealed tight. Furnishing such as dressers, night stands, etc. must be emptied out, as well as all closets, and items placed into plastic bags and sealed tight. Items placed in bags must be taken to an off-site laundry facility to be washed in HOT water. Once items have been washed, plastic bags must be discarded and not reused. Items that cannot be washed must either be treated by Pest Control company or discarded.
 - c. If pest control company deems a mattress as not salvageable due to the level of infestation, mattress must be discarded and replaced at resident's expense.
 - d. Once infestation is found, carpeted floors, mattresses and box springs, and all furniture must be vacuumed daily. Once finished vacuuming, resident must gently remove bag each day, and place into a plastic trash bag and seal tightly. Once sealed, resident must immediately discard the bag. This must continue daily until treatment is complete. If resident's vacuum is a canister vacuum, resident must carefully remove canister, dump contents into a plastic bag and seal. Immediately remove plastic bag from the Property, and place in trash. Canister must be washed daily in HOT water.
 - e. Resident agrees that if infestation occurs, any item(s) which cannot be decontaminated must be discarded.
5. Resident agrees to indemnify the Owner/Agent and hold harmless from any actions, claims, losses, damages and expenses including but not limited too attorney's fees, court costs, and Pest Control Eradication Fees that Owner/Agent may incur as a result of the negligence of the resident(s) or any guest occupying or using the Property.

It is further agreed that Owner/Agent shall not be liable for any loss of personal property to the Resident, as a result of any Pest Infestation. Further, should an infestation occur, and resident neglects to take appropriate action, resident will be held financially responsible for treatment of the Property, and that of any other residence the infestation migrates, located within the same building. By signing this addendum, resident has read and understandings their responsibility in regards to any possible or actual Pest Infestation, and agrees to abide by this addendum.

If at any time during the lease agreement, including as renewed or extended, resident has a Pest Infestation, resident agrees to notify owner immediately in writing. Resident agrees to be financially responsible for the eradication of any Pest Infestation, including but not limited too: roaches, mites, fleas, rodents, bed bugs, etc. Should resident fail to notify owner of such infestation and infestation spreads from the Property to other properties, resident also agrees to be financially responsible for the eradication of those other properties.

Resident (s)

Date

Owner/Agent

Date