

**BED BUG ADDENDUM**

Resident(s): \_\_\_\_\_

Address: \_\_\_\_\_

**THIS BED BUG ADDENDUM** was made and entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the owners, agents, management, employees and representatives of \_\_\_\_\_ Apartments, hereinafter referred to as "Landlord" and \_\_\_\_\_, hereinafter referred to as "Resident(s)"; and

**WHEREAS**, this Addendum shall be made a part of the residential Lease Agreement signed between the parties concerning the premises noted above; and

**WHEREAS**, the Landlord and Resident fully intend to be bound by this Agreement; and

**NOW THEREFORE**, in consideration of the mutual covenants contained herein and other good and valuable consideration, the Landlord and the Resident hereby agree as follows:

1. That the parties acknowledge that bed bugs are almost always introduced to an apartment by a human's activities. They are usually introduced through personal items such as luggage, purses, brief cases or furniture and other personal items brought into the apartment unit. Landlord hereby informs the Resident and Resident acknowledges that the premises have been thoroughly inspected prior to Resident taking possession of the unit. The apartment has been fully cleaned and vacuumed, all electrical outlets, air-conditioner ducts, appliances, baseboards, carpets, closets and cabinets have been inspected and have been determined to be bed bug free.
2. The Resident may choose to have an inspection of the premises performed at their expense by an approved third party within three days of signing of this addendum. The management office has a list of approved third party pest control companies that may inspect the premises. If after the inspection it is determined that there are bed bugs present, management will have their own pest control company come in to re-inspect the premises and, if bed bugs are

present, apply treatment at management's cost. However, if no bed bugs are found, any preventative treatment that Resident opts to take is at Resident's own cost.

3. If during the term of the Resident's tenancy bed bugs appear in the apartment, Resident acknowledges that the treatments will be at Resident's expense. Management will arrange for the treatments through their pest control company. However, it is Resident's responsibility to properly prepare the apartment unit. The Resident agrees to follow the procedures outlined in this addendum in preparation for the bed bug treatment. Resident also acknowledges that if Resident does not comply with the preparation of the treatment and treatment is unsuccessful, Resident will not only be financially responsible for subsequent treatments to the apartment unit, but for any treatment to adjoining units that are infected by the bed bugs.
4. The following preparations must be followed:
  - a. Resident may not remove anything from the infected apartment prior to treatment. This includes appliances furniture or clothing.
  - b. Resident agrees to close the blinds and turn off the lights.
  - c. Resident must either dispose of the mattress and box springs or agree to have these items treated. If Resident plans to dispose of the mattress and box spring, Resident acknowledges that these items may not be placed at the property dumpster.
  - d. All items attached to the wall must be removed from the wall but left in the room. The bed must be pulled away from the wall, but left in the room. Large furniture should be pulled away from the wall, if possible, but left in the room.
  - e. Please note that the carpeting will be pulled up from around the perimeter of the room, but left on the floor.
5. Post Treatment, Resident's responsibilities include:
  - a. Removing all bed linen and placing them in a sealed bag and having them immediately cleaned in hot water or dry cleaned.

- b. It is strongly recommend that all clothing in the unit is thoroughly cleaned after treatment.
6. Resident acknowledges that after the initial treatment there will be follow-up service at the apartment in approximately 7 days. Once again, Resident will be obligated to follow the preparations outlined hereinabove.
  7. Resident acknowledges that after the 7 day follow-up treatment, the apartment unit will be inspected in 30 days.
  8. Resident understands that denial of access to the Landlord or the Landlord's agent to service the unit, failure of cooperation to prepare the unit for treatment, as well as refusal of payment for the bed bug service is a material breach of the lease agreement and will be grounds for the issuance of a 7 day notice to cure and a 7 day notice to vacate as provided in the Florida Statutes .

**EXECUTED** this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Authorized Agent for the Landlord

\_\_\_\_\_  
Resident