

## Bed Bug Addendum

*Controlling bedbugs in your new rental home is important, so we will work together to minimize the potential for bedbugs. This addendum outlines your responsibility and potential liability for bed bugs in your rental home. It also gives you important information about bed bugs, and how to prevent or treat an infestation.*

**1. Addendum.** This is an addendum to the Lease Contract that you, the resident or residents, signed for: \_\_\_\_\_ (Number/street/Unit #) \_\_\_\_\_ (City/State/Zip)

**2. Purpose.** This addendum modifies the Lease Contract to address any infestation of bed bugs (*Cimex lectularius*) that might be found in the dwelling or on your personal property. We will rely on representations that you make to us in this addendum.

**3. Inspection and Infestations.** We are not aware of any current evidence of bed bugs or bed-bug infestation in the dwelling.

**BY SIGNING THIS ADDENDUM, YOU REPRESENT THAT:**

• **YOU HAVE INSPECTED THE DWELLING BEFORE MOVING IN OR SIGNING THIS ADDENDUM, AND YOU DID NOT FIND ANY EVIDENCE OF BED BUGS OR BED-BUG INFESTATIONS,**

**OR**

• **YOU WILL INSPECT THE DWELLING WITHIN 48 HOURS AFTER MOVING IN OR SIGNING THIS ADDENDUM AND WILL NOTIFY US OF ANY BED BUGS OR BED-BUG INFESTATION.**

You represent and agree that you have read the information about bed bugs provided by us and that you are not aware of any infestation or presence of bed bugs in your current or previous dwellings, furniture, clothing, personal property and possessions and that you have fully disclosed to us any previous bed-bug infestation or issue that you have experienced. If you disclose a previous experience of bed-bug infestation, we can review documentation of the treatment and inspect your personal property and possessions to confirm the absence of bed bugs.

**4. Access for Inspection and Pest Treatment.** You must allow us and our pest-control agents access to the dwelling at reasonable times to inspect for or treat bed bugs. You and your family members, occupants, guests, and invitees must cooperate and not interfere with inspections or treatments. We have the right to select any licensed pest-control professional to treat the dwelling and surrounding areas. We can select the method of treating the dwelling, building, and common areas for bed bugs. We can also inspect and treat adjacent or neighboring dwellings to the infestation, even if those dwellings are not the source or cause of the known infestation. Simultaneously as we treat the dwelling, you must, at your expense, have your personal property, furniture, clothing, and possessions treated according to accepted treatment methods by a licensed pest-control firm that we approve. If you fail to do so, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract. You agree not to treat the dwelling for a bed-bug infestation on your own.

**5. Notification.** You must promptly notify us:

- of any known or suspected bed-bug infestation or presence in the dwelling, your clothing, furniture, or personal property;
- of any recurring or unexplained bites, stings, irritations, or sores on the skin or body that you believe are caused by bed bugs, or by any condition or pest you believe is in the dwelling;

**AND**

- if you discover any condition or evidence that might indicate the presence or infestation of bed bugs, or if you receive any confirmation of bed-bug presence by a licensed pest-control professional or other authoritative source.

**6. Cooperation.** If we confirm the presence or infestation of bed bugs, you must cooperate and coordinate with us and our pest control agents to treat and eliminate them. You must follow all directions from us or our agents to clean and treat the dwelling and buildings that are infested. You must remove or destroy personal property that cannot be treated or cleaned before we treat the dwelling. Any items you remove from the dwelling must be disposed of off-site and not in the property's trash receptacles. If we confirm the presence or infestation of bed bugs in your dwelling, we have the right to require you to temporarily vacate the dwelling and remove all furniture, clothing, and personal belongings so we can perform pest-control services. If you don't cooperate with us, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract.

**7. Responsibilities.** You may be required to pay all reasonable costs of cleaning and pest-control treatments incurred by us to treat your dwelling unit for bed bugs. If we confirm the presence or infestation of bed bugs after you move out, you may be responsible for the cost of cleaning and pest control. If we have to move other residents in order to treat adjoining or neighboring dwellings to your dwelling unit, you may have to pay any lost rental income and other expenses we incur to relocate the neighboring residents and to clean and perform pest-control treatments to eradicate infestations in other dwellings. If you don't pay us for any costs you are liable for, you will be in default and we will have the right to terminate your right of occupancy and exercise all rights and remedies under the Lease Contract, and we may take immediate possession of the dwelling. If you don't move out after your right of occupancy has been terminated, you will be liable for holdover rent under the Lease Contract.

**8. Transfers.** If we allow you to transfer to another dwelling in the community because of the presence of bed bugs, you must have your personal property and possessions treated according to accepted treatment methods or procedures established by a licensed pest-control professional. You must provide proof of such cleaning and treatment to our satisfaction.

Your Initials \_\_\_\_\_

**Please note:** We want to maintain a high-quality living environment for you. It's important to work together to minimize the potential for bed bugs in your dwelling and any others on the property. This addendum outlines your responsibility and potential liability when it comes to bed bugs. It also gives you some important information about them. You are entitled to receive a copy of this Addendum after it is fully signed. Keep it in a safe place. You are legally bound by this document. Please read it carefully.

Resident or Residents (all sign below)

_____ Print Name of Resident	_____ Signature of Resident	_____ Date signed
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_____ Print Name of Resident	_____ Signature of Resident	_____ Date signed
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Owner or Owner's Representative (sign below)

_____ Print Name of Owner's Representative	_____ Signature of Owner's Representative	_____ Date Signed
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# Introduction to Bed Bugs

This information provided by the Environmental Protection Agency [www.epa.gov](http://www.epa.gov)

The common bed bug (*Cimex lectularius*) has long been a pest – feeding on blood, causing itchy bites and generally irritating their human hosts. The Environmental Protection Agency (EPA), the Centers for Disease Control and Prevention (CDC), and the United States Department of Agriculture (USDA) all consider bed bugs a public health pest. However, unlike most public health pests, bed bugs are not known to transmit or spread disease. They can, however, cause other public health issues, so it's important to pay close attention to preventing and controlling bed bugs.

Experts believe the increase in bed bugs in the United States may be due to more travel, lack of knowledge about preventing infestations, increased resistance of bed bugs to pesticides, and ineffective pest control practices. The good news is that there are ways to control bed bugs. Getting good, solid information is the first step in both prevention and control. While there is no chemical quick fix, there are effective strategies to control bed bugs involving both non-chemical and chemical methods.

Bed bugs can be hard to find and identify, given their small size and their habit of staying hidden. It helps to know what they look like, since the various life stages have different forms.



Photo credit: CDC/ CDC-DPDX; Blaine Mathison  
This image depicts a view from above of an adult, *Cimex lectularius* bed bug. Adult bed bugs are on average 5 mm long and have an oval-shaped and flattened body

## How to Find Bed Bugs

If you have a bed bug infestation, it is best to find it early, before the infestation becomes established or spreads. Treating a minor infestation, while an inconvenience, is far less costly and easier than treating the same infestation after it becomes more widespread.



Photo of a person's arm with bed bug bites (courtesy of Harold Harlan, AFPMB)

However, low-level infestations are also much more challenging to find and correctly identify. Other insects, such as carpet beetles, can be easily mistaken for bed bugs. If you misidentify a bed bug infestation, it gives the bugs more time to spread to other areas of the house or hitchhike a ride to someone else's house to start a new infestation.

Bites on the skin are a poor indicator of a bed bug infestation. Bed bug bites can look like bites from other insects (such as mosquitoes or chiggers), rashes (such as eczema or fungal infections), or even hives. Some people do not react to bed bug bites at all.

## Looking for Signs of Bed Bugs

A more accurate way to identify a possible infestation is to look for physical signs of bed bugs. When cleaning, changing bedding, or staying away from home, look for:

- Rusty or reddish stains on bed sheets or mattresses caused by bed bugs being crushed.
- Dark spots (about this size: •), which are bed bug excrement and may bleed on the fabric like a marker would.
- Eggs and eggshells, which are tiny (about 1mm) and pale yellow skins that nymphs shed as they grow larger.
- Live bed bugs.



Closeup of blood on a chair (Photo courtesy of Harold Harlan)

## Where Bed Bugs Hide

When not feeding, bed bugs hide in a variety of places. Around the bed, they can be found near the piping, seams and tags of the mattress and box spring, and in cracks on the bed frame and headboard.

If the room is heavily infested, you may find bed bugs:

- In the seams of chairs and couches, between cushions, in the folds of curtains.
- In drawer joints.
- In electrical receptacles and appliances.
- Under loose wallpaper and wall hangings.
- At the junction where the wall and the ceiling meet.
- Even in the head of a screw.



Canvas strap of old box spring covering that is housing adults, skin castings, feces, and eggs. (Photo courtesy of Dr. Louis Sorkin)

Since bed bugs are only about the width of a credit card, they can squeeze into really small hiding spots. If a crack will hold a credit card, it could hide a bed bug.

Your Initials \_\_\_\_\_

## Bed Bug Behavior and Habit

Understanding the behavior of bed bugs (how they eat, live, and reproduce) will help you to find an infestation before it becomes established and to monitor for the presence of bed bugs after your home has been treated.

### Feeding:

- Appear to prefer to feed on humans but will feed on other mammals and birds as well.
- Will readily travel 5-20 feet from established hiding places (called harborage) to feed on a host.
- Even though they are primarily active at night, if hungry they will seek hosts in full daylight.
- Feeding can take 3-12 minutes.
- The rusty or tarry spots found on bed sheets or in bug hiding places are because 20% of the time adults and large nymphs will void remains of earlier blood meals while still feeding.

### Life stages/mating:

- Bed bugs need at least one blood meal before the individual bug can develop to the next of the six life stages.
- They can feed more than once.
- Each stage also requires the molting of skin.
- To continue to mate and produce eggs, both males and females must feed at least once every 14 days.
- Each female may lay 1 to 3 eggs per day and 200-500 eggs per her lifetime (6-12 months but could be longer).
- Egg-to-egg life cycle may take four to five weeks under favorable conditions.

### Living conditions:

- Bed bugs can survive and remain active at temperatures as low as 7°C (46°F), but they die when their body temperatures reach 45°C (113°F).
  - To kill bed bugs with heat, the room must be even hotter to ensure sustained heat reaches the bugs no matter where they are hiding.
- Common bed bugs are found almost anywhere their host can live.

## Protecting Your Home from Bed Bugs

Bed bugs are great hitchhikers. They can move from an infested site to a new home by traveling on furniture, bedding, luggage, boxes, and clothing. Although they typically feed on blood every five to ten days, bed bugs can be quite resilient; they are capable of surviving several months to a year without feeding.

A few simple precautions can help prevent bed bug infestation in your home:

- Check secondhand furniture, beds, and couches for any [signs of bed bug infestation](#) before bringing them home.
- Use a protective cover that encases mattresses and box springs to eliminate many hiding spots. The light color of the encasement makes bed bugs easier to see. Be sure to purchase a high quality encasement that will resist tearing and check the encasement regularly for holes or a cover that has been pre-treated with pesticide to control bed bugs.
- Reduce clutter in your home to reduce hiding places for bed bugs.
- Vacuum frequently to remove any successful hitchhikers.
- Be vigilant when using shared laundry facilities. Transport items to be washed in plastic bags (if you have an active infestation, use a new bag for the journey home). Remove from dryer directly into bag and fold at home. (A dryer on high heat can kill bed bugs.)
- If you live in a multi-family home, try to isolate your unit by:
  - Installing door sweeps on the bottom of doors to discourage movement into hallways.
  - Sealing cracks and crevices around baseboards, light sockets, etc., to discourage movement through wall voids.