

Bed Bug Addendum

The terms of this Addendum are intended by the parties to be added to and incorporated into the Rental Lease Agreement between Resident(s) and Columbia Housing.

1. Resident understands that Bedbugs are an ongoing problem in rental housing and that Resident plays an important role in ensuring that Bedbugs do not infest the Premises. This Addendum defines Resident's responsibilities under the Rental Lease Agreement regarding Bedbug control. By signing this Addendum, Resident affirms that he/she has inspected the Premises at move-in and confirms that there are no/were no Bedbugs present in the Premises at the time of Resident's move-in.

2. Resident affirms that any and all personal property (furniture, clothing, mattress, bedding, etc.) that Resident brings into the unit have been inspected for Bedbugs and all possessions are free of bedbugs and eggs. If Resident detects that any personal property may have Bedbugs, Resident agrees not to bring anything containing bedbugs onto the Premises. Resident agrees to carefully inspect all personal property he/she brings into the Premises prior to entering the Premises to ensure that the property is free of Bedbugs. Resident agrees to do his/her part to ensure Bedbugs do not enter the Premises after he/she moves in, including, but not limited to: continuing to check any personal property that is brought onto the Premises for Bedbugs; checking all luggage, clothing and other personal belongings for Bedbugs if Resident stays in a hotel or visits another home; uses public transportation; or utilizes other public areas that may carry Bedbugs. In addition, Resident agrees to inspect furniture and personal belongings after guests visit or stay in the Premises to ensure no Bedbugs were brought on the Premises by guest.

3. Resident agrees to report any sighting or signs of Bedbugs immediately to the office or to the work order system. Since Bedbugs multiply fast and can become an infestation affecting not only the Resident, but other individuals/units, Resident understands that it is of utmost importance to report of any Bedbug sightings or signs immediately.

4. Resident agrees to cooperate in every way with Columbia Housing's requests to enter and inspect the unit by a member of the CH or by our assigned pest control contractor to conduct treatments and/or inspections of the affected unit or surrounding units until bed bugs are eliminated. Resident shall cooperate fully with request or instructions to facilitate the detection and treatment of bedbugs, including providing requested information that may aide in elimination of bedbugs.

5. Resident understands that Bedbug control preparation can be extensive and may include items such as special washing instructions for bedding, clothing etc. or disposing of personal property that cannot be disinfected. Resident understands this preparation may be burdensome but agrees to comply on the first treatment attempt. Public housing residents will not be charged for bed bug elimination but will be charged a trip charge if they fail to prepare for a treatment as instructed. They may also be charged an additional trip charge should they fail to follow up with follow up instructions after the initial treatment if subsequent treatments are necessary. This charge will be determined by the pest control contractor. Columbia Housing Residents, not residing in public housing may be charged a portion or all of the elimination treatment for bedbugs. They too may be charged an additional trip charge if resident fails to cooperate with bed bug treatment preparation and or follow up.

6. Resident understand and agrees that he/she is responsible to do what he/she can to prevent any Bedbugs from entering the Premises and/or to limit any infestation by taking instructed precautions.

7. Resident agrees to hold Columbia Housing harmless from any claims, losses, damages and expenses caused by Bedbugs, including Resident's failure to reasonably take said precautions to control Bedbugs and/or Resident's negligent actions regarding Bedbug control.

8. Resident agrees to obtain personal property/renters' insurance to protect him/her against any loss relating to Bedbugs and/or Bedbug infestation. Resident agrees not to hold Columbia Housing liable for any loss of personal property due to Bedbugs or a Bedbug infestation and understands that CH will not replace bedding, furniture, clothing or other personal property as a result of bedbug infestation.

Information about Bed Bugs: (a) Bed bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days. Bed bugs can survive for months without feeding.

Bed bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation: • Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls. • Molted bed bug skins, white, sticky eggs, or empty eggshells. • Very heavily infested areas may have a characteristically sweet odor. • Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

By signing below, Resident(s) acknowledges and confirms that he/she has received, reviewed and understands this Addendum.

This Addendum may be executed in counterparts and facsimile copies of same shall be admissible for all purposes and shall be deemed an original.

Resident(s):

_____ Date _____
_____ Date _____
_____ Date _____
_____ Date _____
_____ Date _____
_____ Date _____

Owner/Agent:

_____ Date _____