

BED BUG ADDENDUM

This Bed Bug Addendum (this Addendum) is made on _____, by and between _____ (Landlord) and _____ (Tenant), for the premises located at _____ (the Premises).

This Addendum modifies the lease agreement between the parties dated _____, in which Tenant leased the premises located at _____

Pursuant to Title 33 Chapter 10 Article 1 § 33-1319 of the Arizona Revised Statutes the Landlord and Tenant(s) agree to all of the following:

- (1) The parties agree to cooperate amongst themselves and with pest control operators as needed to in the event of a bed bug infestation and maintaining the implied warranty of habitability and tenantability of the Premises.
- (2) Tenant agrees to reduce clutter, wash clothes, and perform other relevant activities depending on the treatment strategy outlined by the pest control operator.
- (3) Tenant shall not knowingly move materials into the Premises that are infested with bed bugs.
- (4) Upon discovery of a suspected bed bug infestation, the Tenant agrees to promptly file a written or electronic notification of the presence of bed bugs at the Premises.
- (5) Landlord agrees to respond, in an adequate and timely manner, to the notification by the Tenant of a suspected bed bug infestation.
- (6) Landlord agrees to notify the tenants of those units inspected by the pest control operator in writing within two business days of receipt of the pest control operator's findings, and to notify all tenants of the pest control operator's findings upon confirmation of a bed bug infestation in common areas of the Premises.
- (7) Landlord agrees to provide general information about bed bug identification, behavior and biology, and the importance of cooperation for prevention and treatment.

Information about Bed Bugs

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 1/16 of 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.

The undersigned hereby acknowledges receipt of a copy of this statement.

SIGNATURES

Signature of Landlord

Signature of Tenant

Signature of Guarantor

Date Signed

Date Signed

Date Signed