

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 Division 3 Part 4 Title 5 Chapter 2 § 1942.5 and Chapter 2.8 § 1954.600 - 1954.605 of the California Civil Code 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) Upon discovery of a suspected bed bug infestation, the Tenant agrees to promptly file a written complaint, or oral complaint which is recorded in writing, for the purpose of successful management of a bed bug infestation or otherwise obtaining correction of a condition relating to the habitability and tenantability of the Premises.
- (3) Tenant agrees to cooperate with the inspection to facilitate the detection and treatment of bed bugs, and to not undermine pest control operator efforts to identify the presence of bed bugs.
- (4) Tenant agrees to reduce clutter, wash clothes, and perform other relevant activities depending on the treatment strategy outlined by the pest control operator and/or the National Pest Management Association (NPMA).
- (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.
- (8) The Landlord acknowledges that it is unlawful to increase rent, decrease services, cause the Tenant to quit involuntarily, bring an action to recover possession, or threaten to do any of those acts, for the purpose of retaliating against the Tenant because of his or her complaint to an appropriate agency as to the tenantability of the Premises or otherwise exercised lawfully and peaceably any rights under the law.

For the purposes of this addendum, the term "pest control operator" means an individual holding a Branch 2 operator, field representative, or applicator license from the Structural Pest Control Board.

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