

Bed Bug Addendum

The goal of this Addendum is to protect the quality of the rented unit's environment from the affects of bed bugs by providing sufficient information and instructions. It is also the goal of this Addendum to clearly set forth the responsibilities of each of the parties to the rental agreement.

- Resident acknowledges that they have received and read the pamphlet "Don't Let the Bed Bugs Bite" which outlines how to detect bed bugs, how they spread, how to prevent bed bugs, pest management, preparation for pest management and responsibilities of resident, landlord and the pest management professional.
- Resident acknowledges the Owner/Agent has inspected the unit and is not aware of any bed bug infestation.
- Resident agrees that all furnishings and personal properties that will be moved into the premises will be free of bed bugs.

Resident hereby agrees to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for hitch-hiking bed bugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and personal belongings for signs of bed bugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit make sure to inspect beds, bedding and upholstered furniture for signs of bed bug infestation.
2. Resident shall report any problems immediately to Owner/Agent. Even a few bed bugs can rapidly multiply to create a major infestation that spread to other units.
3. Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Your unit must be properly prepared for treatment. Resident must comply with recommendations and requests from the pest management specialist prior to professional treatment including but not limited to:
 - Placing all bedding, drapes, curtains and small rugs in bags for transport to laundry or dry cleaners.
 - Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.
 - Empty dressers, night stands and closets. Remove all items from floors; bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.
 - Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.
 - Wash all machine-washable bedding, drapes and clothing etc on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bed bugs. Discard any items that cannot be decontaminated.
 - Move furniture toward the center of the room so that technicians can easily treat carpet edges where bed bugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.
4. Resident agrees to reimburse the Owner/Agent for expenses including but not limited to attorney fees and pest management fees that Owner/Agent may incur as a result of infestation of bed bugs in the apartment.
5. Resident agrees to hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses that may incur as a result of a bed bug infestation.
6. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the resident as a result of an infestation of bed bugs. Resident agrees to have personal property insurance to cover such losses.

By signing below, the undersigned Resident(s) agree and acknowledge having read and understood this addendum.

Resident Signature

Date

Resident Signature

Date

Resident Signature


Date


Resident Signature

Date

Owner/Agent

Date






 Consult a pest management professional before disposing of furniture.

 After washing, store all clothing in tightly closed plastic bags until all insects have been eliminated, normally after two or more treatments.




Important

Place bed bug infested clothing in washer or dryer directly from sealed bag to prevent an infestation of the laundry facility. Wash and/or dry on the high heat setting.




Resident's Responsibility

-  When you spot bed bugs, immediately call your landlord.
-  Keep your home clean and clutter-free.
-  If your landlord doesn't take action, contact your local housing code authority.
-  Don't try to solve the problem yourself by using foggers or "bug bombs"
-  Carefully follow the pest management professional's recommendations.

Landlord's Responsibility

-  When notified about bed bugs, landlords should immediately make efforts to correct the problem. Avoiding or ignoring the issue will only lead to a more severe infestation.
-  Landlords should utilize an experienced professional pest manager or a certified staff.
-  To determine the extent of the infestation and better control the problem, landlords should enable the pest manager to inspect every room and apartment.

Pest Management Professional's Responsibility

-  Pest management professionals must make every effort to detect bed bugs throughout each room and all apartments in a building.
-  Pest management professionals must make sure to destroy bed bugs at all stages of development (including eggs). This may require them to return at least twice to apply insecticides and check whether the first treatment worked.
-  Pest management professionals must use insecticides according to label use directions. Effective alternatives to pesticide treatment may be available such as by using heat or steam treatments.

CAUTION

Total release foggers (bug bombs) are not effective against bed bugs and may harm your health or your family's health. Before you choose to use over the counter pesticides, consult with a qualified pest management professional. Always read and follow the label use directions before using such product(s).

For more information visit:
www.michigan.gov/bedbugs

All photos courtesy of Stephen Doggett, © The Department of Medical Entomology, ICPMR, Australia.

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Don't let

Bed Bugs

Bite



Guidelines to help you solve bed bug problems

WARNING!

Bed bugs are back with a vengeance! Any house, apartment or building can be a haven for bed bugs.

Produced by the Michigan Bed Bug Working Group

Michigan Department of Community Health



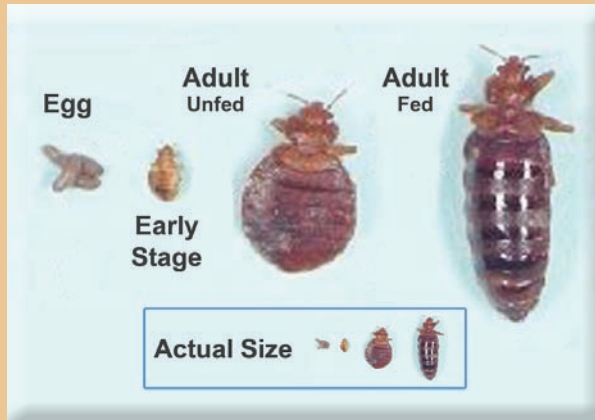
MICHIGAN STATE UNIVERSITY EXTENSION



Bed bugs

Bed bugs are small brownish insects. They're about 4 mm long (1/8 in.) and visible to the naked eye. They're active at night and can usually be seen along the seams of mattresses. They feed on human blood.

Bed Bug Life Stages



Bed bug infestations may cause irritating, itchy bite reactions, and anxiety. Over the past few years, bed bugs have been spreading in large cities worldwide.

How to detect them

Itchy skin and insect bites are clues that you may have bed bugs in your home. You'll usually see

three or four bites in a straight line or grouped together.



Bed bug bites on exposed skin.

Exposed areas of your

arms, legs and back are more susceptible to bites. Also look for small black stains (blood spots) on your sheets, pillows, or mattress seams. Bed bugs may also be hiding in cracks and crevices in your furniture.

How they spread

Bed bugs are usually brought into your home in suitcases and handbags and on clothing and furniture, especially previously used mattresses and other items.

They can also travel between apartments in a building. There's no need to be embarrassed if these bugs end up moving in with you. Bed bugs are not necessarily associated with dirty environments, but they flourish in clutter.

How To Prevent Them

Vacuum your home regularly. If you do have bed bugs, make sure you close the vacuum bag tightly and dispose of it outside your home.

Avoid picking up used mattresses or second-hand upholstered furniture because it's hard to see whether they harbor bed bugs.

Other used furniture must be carefully inspected and cleaned before you bring it home. Scrub furniture with soapy water or a household cleaning product to remove any possible bed bugs or their eggs.

Second-hand clothing should be placed in a sealed, plastic bag and emptied directly into the washing machine. Wash in hot water and dry on high heat setting to kill bed bugs and their eggs.

When visiting hotels inspect the room for signs of bed bugs prior to unpacking luggage.



Blood spots, bed bugs, and cast skins may be found on the mattress seam.

Important






Avoid bringing home discarded furniture, it may be infested with bed bugs. Also inspect any second hand item for bed bugs before bringing it into your home.

Pest Management

The best chances for homeowners, landlords and renters to achieve bed bug control is by acting fast, and working with a qualified, licensed pest management professional. Bed bug control often fails without the cooperation of all parties involved.

Preparing your home for the pest management professional

This step is extremely important. Closely follow the pest management professional's guidelines. Below are a few tips to keep in mind.

-  Remove clutter as it provides hiding places for bed bugs.
-  Place all bedding (sheets, mattress covers, bedspreads) in a sealed, plastic bag. Wash all bedding in hot water.
-  Vacuum and dispose of the vacuum bag (outside the home). If a bagless vacuum is used, deposit all contents of the container into a plastic bag, seal and dispose of outside. Rinse collection container outside before re-attaching to vacuum.
-  Empty dresser drawers and closets and place contents in a sealed plastic bag. Wash and/or dry clothes on high heat setting.
-  Don't bring home new furniture until bed bugs are eliminated.