

## Bed Bug Addendum-Washington

Property Name: \_\_\_\_\_ Unit#: \_\_\_\_\_

Property Address: \_\_\_\_\_

Resident(s): \_\_\_\_\_

Owner/Agent (Landlord): \_\_\_\_\_

This shall constitute an Addendum to the Rental Agreement entered into between the Owner/Agent and Residents.

It is our goal to maintain the highest quality living environment for our Tenants. The Owner/Agent has inspected the unit prior to lease of the premises and know of no infestation of bed bugs. Tenants have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to housekeeping or cleanliness, maintaining a clean unit will help control the problem by helping to identify it, and minimizing the infestation.

Tenants state that all furnishings and other property that will be moved into the unit are bed bug free.

\_\_\_\_\_ Tenant Initials

\_\_\_\_\_ Tenant Initials

Tenants agree to furnish and occupy the premises in a manner that prevents an infestation of bed bugs in the unit and premises. Resident agrees to comply with following rules to prevent infestation

1. Resident will practice good housekeeping, including:
  - a. Tenants will remove clutter. Bed bugs like dark and concealed places such as around piles of shoes, clothing or stuffed animals. Removing clutter makes good housekeeping easier.
  - b. Tenant will keep the unit clean. Tenant will clean the unit regularly and thoroughly by vacuuming and dusting, particularly in the bedroom. While cleaning look for signs of bed bugs and report any immediately
  - c. Tenant will avoid using second hand furnishings that have not been thoroughly inspected for the presence of bedbugs, especially bed frames, mattresses and box springs. If furnishings are rented make sure that the rental company has an established policy for bed bug and other infestation identification. Never accept an item that shows evidence of bed bug infestation. Never take discarded items from the curb or trash receptacles.
  - d. Tenant will use cover mattresses and box springs with zippered covers that are impermeable to bed bugs. These can prevent bedbugs from getting inside the mattress or any bed bugs inside the mattress from getting out.
  - e. Tenants will arrange furniture to minimize places for bed bugs to hide. If possible keep upholstered furniture and beds several inches away from walls.
  - f. Tenants will check for bedbugs after they have stayed at a home that might be infested with bed bugs. Tenants will inspect clothing, luggage, shoes and all other belongings for signs of bed bugs before entering the premises. After having guests the tenant will inspect the furnishing and unit for signs of infestation.
2. Tenants will report any signs of infestation immediately. Specifically tenant will:
  - a. Report any signs of bed bugs immediately. Do not wait. Bed bug infestation can spread vary rapidly from a few bugs that can infest whole buildings.
  - b. Report any maintenance needs immediately. Bed bugs can spread through cracks, crevices, and any other openings. Request that all openings be sealed to prevent the spread of infestation.
3. Tenants will cooperate will all pest control efforts.

- a. If you unit or a neighboring unit is infested with bed bugs a pest management professional may be called to apply a pesticide. This application will be most effective if the unit is properly prepared. Tenant must comply with recommendations from the pest management professional. including
  - i. Removing all bedding (bed skirts too) bag these items for transport to the laundry or landfill
  - ii. Checking mattresses carefully, those with minimal infestation may be cleaned encased in vinyl covers and returned to service. Mattresses with heavy infestations are not salvageable seal these in plastic and dispose according to local rules and policies.
  - iii. Emptying dressers, nightstands, and closets, Remove all items from floors and surfaces. Inspect every item for infestation. Using sturdy plastic bags box all clothing, shoes, toys, boxes and stored goods. Bag washable and non-washable items separately. Take care not to tear bags and seal them tightly. Used bags must be discarded following local rules of disposal
  - iv. Vacuuming floors. Including inside all closets. Pay special attention to corners cracks, and dark places.
  - v. Vacuuming all furniture, including inside drawers and nightstands. Vacuum mattresses, box springs and upholstered furniture, making sure to vacuum all sides of removable cushions and the underside of all furniture.
  - vi. Carefully remove garbage bags seal them in plastic bags and discard.
  - vii. Cleaning all machine-washable bedding, drapes, clothing and other items. Use the hottest water available and dry at the highest setting. Take other items to a dry cleaner, you must advise the dry cleaner that the items are infested, even if you have not seen bedbugs on them. Discard any item that cannot be decontaminated.
  - viii. Moving all furniture and items to center of room so pest management professionals can treat edges of carpet where bugs congregate, as well as walls and furniture surfaces. Make sure to leave easy access to closets.
4. Tenant agrees to promptly reimburse the Owner/Agent for the expenses which arise in any action, claim, loss, damage and expense, including but not limited to attorney's fees the Owner/agent may sustain or incur as a result of the failure of the Tenant or guest of tenant to comply with the terms of the addendum or Washington law.
5. Tenant agrees that failure to comply with the terms of this addendum shall constitute a material breach of the Residential Rental Agreement, and may subject tenant to court action, including but not limited to a lawsuit for unlawful detainer/eviction.
6. Resident agrees to reimburse the landlord for treatment costs if it is determined that any infestations of bed bugs commences in the residents apartments

I have a read and agree to the above Terms and Conditions

---

Tenant Signature	Printed Name	Date
------------------	--------------	------

---

Tenant Signature	Printed Name	Date
------------------	--------------	------

---

Landlord Signature	Printed Name	Date
--------------------	--------------	------