

RENTER'S PEST AND BUG EXTERMINATION DISCLOSURE
ADDENDUM TO RESIDENTIAL LEASE AGREEMENT

This Apartment Community has a comprehensive plan of action to follow when we encounter pests and bugs of any type in our apartments. Following a systematic plan will ensure that the issue is mitigated quickly and will protect all residents, family members, and guests in the community. Due to the fact that mitigation poses dangers to residents and guests, we require that a licensed pest management professional be engaged by the Management of the Apartment Community to help respond to and treat infested apartments. Without full cooperation of the residents of the effected Apartments, this treatment program will not be successful.

Owner has had a professional inspect and certify that the premises has no pests or bug infestation as of move-in day of _____, 20__.

Tenants represent and warrant that all furnishings and personal property to be moved into the premises are free of pests and bugs. Tenants hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities during the term of this lease:

1. **Inspection:** Check for pests and bugs on a regular basis.
2. **Duty to report:** Tenant shall report any problems immediately to Management. Management will be allowed to inspect the premises with the proper notice after it has been notified of the infestation.
3. **Mandatory Cooperation:** Tenant shall cooperate fully with pest control efforts. If Tenant's premises or any other portions of the Apartment Community such as a neighbor's premises becomes infested, a licensed pest management professional will be engaged by Management staff of the Apartment Community to inspect and eliminate the problem.
4. **Extermination:** In the event of an infestation, Tenant and Tenant's Guarantor(s) agree to pay for any and all costs incurred by the Owner associated with the treatment of the pests and bugs in the premises and the adjoining portions of the Apartment Community that were deemed effected. Tenant agrees to comply with all recommendations and requests from the pest control specialists.
5. **Indemnification:** Tenant and Tenant's Guarantor(s) agree to indemnify and hold the Owner harmless from any actions, claims, losses, damages and expenses including but not limited to attorney's fees that Owner may incur as a result of the negligence of the Tenant(s) or Tenant's guests.
6. **Property Insurance:** It is acknowledged that the Owner shall not be held liable for any loss of personal property to the Tenant as a result of an infestation of pests or bugs. Tenant must use renter's insurance policy, if applicable, to cover the loss.
7. **Default:** Any default of this Addendum or of the Lease by Resident shall entitle Owner to pursue all rights and remedies available under this Addendum, the Lease, or applicable law including, but not limited to, terminating the Tenant's right to possession of the premises for material non-compliance. The following will be considered material non-compliance of the Lease Addendum:
 - a) Any misrepresentation by the Tenant in this Addendum
 - b) Failure to promptly notify the Owner of the presence of pests and bugs.
 - c) Failure to adequately prepare for the treatment in the sole discretion of the pest control professional.
 - d) Refusal to allow the Owner to inspect the Premise.
 - f) Any action that prevents treatment of the Apartment or potentially exterminate the pests and bugs.
8. **Conflicts:** To the extent that the terms of this Addendum are inconsistent with the terms of the Lease, the terms of this Addendum will control.

By signing below, Tenant agrees and acknowledges having read and understood this Addendum.

Dated: _____

(Print name of Tenant)

Dated: _____

(Print name of Tenant)

Dated: _____

(Print name of Owner (Agent))