

ARCADIA HOUSING AUTHORITY

BED BUG LEASE ADDENDUM TO DWELLING LEASE

Resident: _____

Address: _____

This Bed Bug Addendum is made and entered into this ____ day of _____, 20__, by and between the Arcadia Housing Authority, hereinafter referred to as “Landlord”, and _____, hereinafter referred to as “Resident”, and shall be made a part of the Dwelling Lease (the “Lease”) signed between the Landlord and Resident for the premises located at the address listed above (the “Premises”).

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Landlord and Resident hereby agree as follows:

1. That the Landlord and Resident acknowledge that bed bugs are almost always introduced to an apartment by a human’s activities. They are usually introduced through personal items such as luggage, purses, brief cases or furniture and other personal items brought into the apartment unit.
2. That at the time of the execution of this Addendum, the Resident acknowledges that prior to the time that the Resident took possession of the Premises, that the Premises were thoroughly inspected. That prior to taking possession of the Premises, that the Premises had been fully cleaned and vacuumed, all electrical outlets, air-conditioner ducts, appliances, baseboards, carpets, closets, and cabinets have been inspected and have been determined to be bed bug free.
3. That the Resident may choose to have an inspection of the Premises performed at their expense by an approved third party within three days of signing this Addendum. The Landlord has a pest control company that may inspect the Premises for bed bugs. If after the inspection it is determined that there are bed bugs present, the Landlord will apply treatment at the Landlord’s cost. If no bed bugs are found, any preventative treatment that the Resident chooses to take, is at the Resident’s sole cost, and may only be performed following Landlord’s written consent.

4. If during the term of the Resident's tenancy, bed bugs appear within the Premises, Resident acknowledges that the bed bug treatments will be at the Resident's expense. The Landlord will arrange for the treatments through their pest control company. It is the Resident's responsibility, however, to properly prepare the Premises for the treatment. The Resident agrees to follow the procedures outlined in this Addendum in preparation for the bed bug treatment. Resident also acknowledges that if the Resident does not comply with the preparation of the treatment and treatment is unsuccessful, Resident will not only be financially responsible for subsequent treatments to the Premises, but for any treatment to adjoining units that are infected by the bed bugs.
5. The following preparations **must be followed prior to treatment**:
 - a. Resident may not remove anything from the Premises prior to treatment. This includes appliances, furniture, or clothing.
 - b. Resident agrees to close the blinds and turn off the lights.
 - c. Resident must either dispose of the mattress and box springs or agree to have these items treated. If Resident plans to dispose of the mattress and the box springs, Resident shall notify Landlord prior to treatment so that Landlord may properly dispose of the mattress and box springs. The Landlord shall charge the Resident a separate fee for the cost of disposing of the mattress and box springs.
 - d. All items attached to the walls within the Premises must be removed from the walls, but left in the room. The bed must be pulled away from the wall, but left in the room. Large furniture should be pulled away from the wall, if possible, but left in the room. To the extent that the Resident requires assistance with moving furniture, the Resident shall notify the Landlord so that arrangements may be made to have the furniture moved.
 - e. The carpeting will be pulled up from around the perimeter of the room, but left on the floor.
6. Following treatment, on the same day, the Resident shall:
 - a. Remove all bed linen (mattress pad, sheets, blankets, comforters), and place all bed linen in a sealed bag and have them immediately cleaned in hot water; and
 - b. Remove all clothing in the unit, and place the clothing in a sealed bag and then cleaned in hot water, or dry cleaned.
7. The Resident shall permit the Landlord to inspect the Premises for bed bugs during a thirty (30) day period following the treatment. Resident shall also notify Landlord if any bed bugs appear during the initial thirty (30) days following treatment so that follow up treatment may occur in a timely manner.
8. The Resident acknowledges and understands that denying the Landlord, or the Landlord's agent access to the Premises in order to provide service to the Premises, or the failure to cooperate with respect to preparing the Premises for treatment, as well as refusal of the payment of the cost of the bed bug treatment shall be a material

breach of the Lease Agreement, and shall be a basis on which the Landlord may issue a seven (7) day notice to cure, and a notice to vacate as provided by Florida law.

IN WITNESS WHEREOF, the parties have executed this lease addendum this _____ day of _____, 20__.

Tenant:

Print Name: _____

Print Name: _____

Arcadia Housing Authority

By: _____

Print Name: _____