

## BED BUG ADDENDUM

**NOTE:** This form is used by a property manager or landlord as an addendum when entering into a residential rental or lease agreement or updating an existing rental or lease agreement, to notify the tenant of their obligation to cooperate in bed bug prevention by reporting a suspected bed bug infestation to the landlord.

**DATE:** \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_, California.

*Items left blank or unchecked are not applicable.*

**FACTS:**

1. This is an addendum to the following:
  - Residential lease agreement [See **RPI** Form 550]
  - Residential rental agreement [See **RPI** Form 551]
  - \_\_\_\_\_
- 1.1 dated \_\_\_\_\_, 20\_\_\_\_\_,
- 1.2 entered into by \_\_\_\_\_, as the Landlord,  
and \_\_\_\_\_, as the Tenant,
- 1.3 regarding real estate referred to as \_\_\_\_\_.
2. Tenant agrees to promptly provide written notice to Landlord of suspected bed bug infestations and cooperate in any prevention or treatment strategies.
3. Written notification to be provided to Landlord at: \_\_\_\_\_.
4. Landlord agrees to promptly contact a pest control operator to correct the reported infestation. [See **RPI** Form 588]

### **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.

**I agree to the terms stated above.**

Date: \_\_\_\_\_, 20\_\_\_\_\_

Landlord/Agent: \_\_\_\_\_

Signature: \_\_\_\_\_

**I agree to the terms stated above.**

Date: \_\_\_\_\_, 20\_\_\_\_\_

Tenant: \_\_\_\_\_

Signature: \_\_\_\_\_

Tenant: \_\_\_\_\_

Signature: \_\_\_\_\_