



ANN ARBOR HOUSING COMMISSION



Bedbug Addendum

It is our goal to maintain the highest quality living environment for our Residents. Ann Arbor Housing Commission Staff has inspected the unit prior to lease and knows of no bedbug infestation. Residents have an important role in preventing and controlling bed bugs. While the presence of bed bugs is not always related to personal cleanliness or housekeeping, good housekeeping will help control the problem by identifying bed bugs, minimizing an infestation, and limiting its spread. It is important to underscore that travelers are mainly responsible for the transfer of bed bugs.

Resident(s) represent(s) that all furnishing and other personal property moved into the community are free of bed bugs per the application certification and has thoroughly reviewed *Don't Let the Bed Bugs Bite Pamphlet*.

(all adults initial) _____

Resident(s) agree to maintain the premises in a manner that prevents the occurrence of bed bug and other pest infestations in the premises. Resident agrees to uphold this responsibility in part by complying with the following list of responsibilities:

1. Resident shall practice good housekeeping, including the following:
 - Resident shall check for "hitch-hiking" bed bugs. If resident(s) stay(s) in a hotel or another home, a thorough inspection of sleeping area while visiting should be undertaken. Before returning to the community, resident's belongings, clothing, luggage, shoes, and all other belongings.
 - Backpacks, shoes, and clothing should be inspected after visits to friends or family, theaters, or after using public transportation.
 - After guests visit you in this community, inspect beds, bedding, and upholstered furniture.
 - Resident shall keep home free of clutter. Bed bugs like dark, concealed places, such as in and around piles of clothing, shoes, stuffed animals, laundry – especially under the bed and in closets. Reducing clutter also makes general housekeeping easier.
 - Resident shall keep the unit clean. The unit should be vacuumed and dusted regularly, particularly the bedroom areas (especially around and under the bed, furniture, and drapes) and other rooms where upholstered furniture exist. Vacuum sweeper attachments should be used to thoroughly vacuum furniture legs, headboards, nightstands, and dressers.
 - Resident should perform regular inspections for the presence of bed bugs.
 - Furniture arrangements should be planned to minimize unintentional acceleration of bed bug infestation and hiding places. Whenever possible, beds and upholstered furniture should be three inches from the wall.
 - Resident are encouraged to cover mattresses and box springs and zippered covers that are impermeable to bed bugs (available at other department stores). Climb-up Insect Interceptors (available on-line) may be used for all beds and other furniture legs. Under no circumstances should mattresses and box springs be placed directly on the floor.
 - Resident shall avoid using appliances, electronics and furnishings that have not been thoroughly inspected for presence of bed bugs. Insure that the company has a bed bug inspection policy and procedure. Delivery trucks, delivered items, second-hand items should be thoroughly inspected prior to acceptance of delivery.
 - **NEVER TAKE ITEMS THAT HAVE BEEN DISCARDED AT A CURB OR DUMPSTER AREA!!!**

2. Resident(s) shall report any problem immediately. Specifically, Resident shall:
 - Report any signs of bed bugs immediately. Do not wait; even a few bed bugs can rapidly multiply to create a major infestation that can spread to other units.

- Report maintenance requests. Bed bugs like cracks, crevices, holes, and other openings. Request that all openings be sealed to prevent the movement of bed bugs from room to room.
3. Resident shall cooperate with management regarding all pest control remediation. A pest management professional will be contracted to remediate pest problems. The treatment will only be effective if residents properly prepare their unit for treatment. Resident shall comply with the recommendations from the pest management professional, including:
- Removing all bedding (bed skirts, pillows, sheets, blankets, etc.), draperies, curtains, and small rugs, and bagging tightly for transportation to the laundry or dry cleaner.
 - Assessing mattress with professional help, while some mattresses may be treatable, heavily infested mattresses and other furniture items must be sealed in plastic and disposed of properly.
 - Emptying the contents of all storage furniture pieces (dresser, nightstands, etc.) and closets into sturdy plastic bags (sort washable from non-washable). Washable items should be washed and dried with hot water. Non-washable items should be inspected thoroughly. Every item should be inspected separately, paying special attention to boxes, shoes, and toys, etc. Bags should be new and care should be taken to not tear the bag. When this process is complete, these used bags should be discarded along with all non-washable items that showed signs of infestation.
 - Moving all furniture and other items so that the floor can thoroughly inspected and vacuumed. Closets floor should be vacuumed, paying special attention to molding, corners, cracks and dark places.
 - Vacuuming all furniture (top, inside, bottom), including inside drawers and nightstands. Mattresses, box springs, and upholstered furniture should be vacuumed (top and bottom), removing and vacuuming loose cushions.
 - Removing vacuum bags, if applicable by sealing the vacuum bag in a sturdy plastic bag and removing it to the dumpster.
 - Cleaning all machine-washable bedding, drapes, and clothing, etc., using the hottest water available and drying at the highest heat cycle. Discard any items that cannot be treated.
 - Moving furniture toward the center of the room, leaving closet space reachable.

Resident agrees to indemnify and hold harmless the AAHC from any actions, claims, losses, damages, and expenses, including but not limited to, attorneys' fees that the AAHC may sustain or incur as a result of the negligence of the Resident or any guest or other person living in, occupying, or using or visiting the premises. Further, Resident acknowledges that should bed bug remediation be required that Resident is responsible for preparing the unit for treatment and if is unable to do so individually will arrange for preparation to be completed by a third party at his/her expense.

Resident

Signature Date

Resident

Signature Date

Management Staff

Signature Date