Bed Bug Policy

This policy dated _____ between <u>VCDC</u> hereby known as Owner/Agent and _____ hereby known as Tenant(s) for the premises located at _____, located at _____.

- Tenant(s) acknowledge that the Owner/Agent has inspected the unit and is aware of no bedbug infestation.
- Tenant(s) claim that all furnishings and personal properties that will be moved into the premises are free of bedbugs.

_____(Tenant Initials) _____(Tenant Initials) _____(Tenant Initials)

Tenant(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities:

1. Check for bedbugs. Do not collect or use extreme caution when acquiring used or secondhand beds, couches, and other used furniture and items. If you stay in a hotel or another home, inspect your clothing, luggage, shoes, and personal belongings for signs of bedbugs before re-entering your apartment. Check backpacks, shoes and clothing after using public transportation or visiting theaters. After guests visit, inspect beds, bedding and upholstered furniture for signs of bedbug infestation.

2. Minimize clutter to reduce potential bed bug harborage.

3. Maintain regular vacuuming regimen and bed linen laundering.

4. Owner/Agent recommends that Tenant purchase mattress covers for all their mattresses. While mattress covers will not prevent bed bugs, they prevent them from getting into the mattress and aid in their detection.

5. Tenant(s) shall report any problems immediate to Owner/Agent. (Within 24 hours when possible). Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. The Owner/Agent will rely on the opinion of a licensed pest control specialist to determine estimated length of infestation.

6. Tenant shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional may be called in to eradicate the problem. Tenant(s) must comply with recommendations and requests from the pest control specialist prior to professional treatment, which may include:
   a. Allowing entry with 24 hour notice.
   b. Placing all bedding, drapes, curtains and small rungs in bags for transport to laundry or dry cleaners.
   c. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly.

d. Empty dressers, night stands and closets. Remove all items from floors, bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable and non-washable items separately. Used bags must be disposed of properly.

e. Vacuum all floors, including inside closets. Vacuum all furniture including inside drawers and nightstands.

f. Vacuum mattresses and box springs. Carefully remove vacuum bags sealing them tightly in plastic and discarding of properly.

g. Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting. Take other items to the dry cleaner making sure to inform the dry cleaner that the items are infested with bedbugs. Discard any items that cannot be decontaminated.

h. Move furniture toward the center of the room so that technicians can easily treat carpet edges where bedbugs congregate, as well as walls and furniture surfaces. Be sure to leave easy access to closets.

7. Tenant agrees to not attempt to self treat with bug bombs or other pesticides as this can be unsafe and can create health problems if not properly applied, and could interfere with the treatment plan of the professional pest control contractor.

8. Tenant agrees to indemnify and hold the Owner/Agent harmless from any actions, claims, losses, damages and expenses including but not limited to attorneys' fees that Owner/Agent may incur as a result of the negligence of the Tenant(s) or any guest occupying or using the premises.

9. It is acknowledged that the Owner/Agent shall not be liable for any loss of personal property to the Tenant as a result of an infestation of bedbugs.

By signing below, the undersigned Tenant(s) agree and acknowledge having read and understood this policy.

_____   _____
Tenant   Date

_____   _____
Tenant   Date

_____   _____
Owner/Agent   Date