MCC - Anderson Village LLC PEST CONTROL ADDENDUM

Anderson Village has not had a pest infiltration problem and with these controls we hope to prevent any in our future.

Manhattan Christian College, hereinafter referred to as the **LESSOR**, has inspected the unit prior to move-in and knows of no pest infestation to include bed bugs. The **LESSEE** and **LESSOR** must work together to prevent and eliminate the infestation of bedbugs, cockroaches, other pests, and rodents. **LESSOR** shall take such action as necessary to prevent and eliminate pests and rodents.

LESSEE is required to immediately notify **LESSOR** of bedbugs, cockroaches, other pests and rodents found in their unit or in common areas.

LESSEE shall maintain their units so as to discourage pests. This includes eliminating cockroaches and bed bug habitats such as clutter and garbage; removing access to food and water for cockroaches and rodents. In the event of an infestation, the **LESSEE** shall cooperate with **LESSOR** by allowing reasonable access for inspections or re-inspections, preparing their unit for treatment and disposing of property (when necessary) which may be the source of the infestation or which may serve as a home for pests. Failure to cooperate will be grounds for a lease violation and may result in termination of the lease.

LESSEE has an important role in preventing and controlling all pests.

Bed Bugs

LESSEE represents that all furnishings and other personal property that will be moved into the unit are free of bedbugs.
(LESSEE initials)
LESSEE agrees to maintain the premises in a manner that prevents the occurrence of a bedbug infestation in the premises.

LESSEE agrees to uphold this responsibility in part by complying with the following list of responsibilities:

- 1. **LESSEE** shall practice good housekeeping, including the following: **LESSEE** shall remove 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, furniture, and mattresses. Reducing clutter also makes it easier to carry out housekeeping. LESSEE shall keep the unit clean, Vacuum and dust regularly.
- 2. **LESSEE** If you use rented or secondhand items, inspect them carefully, and never accept any item that shows signs of bed bugs. LESSEE shall not bring discarded items from the curbside into the unit.
- 3. **LESSEE** shall cover mattresses and box springs with zippered, vinyl coverings. These are relatively inexpensive, and can prevent bed bugs from getting inside the mattress, their favorite nesting spot. The covers can also prevent any bugs inside from getting out; they will eventually die inside the sealed cover (though this may take many months). Thicker mattress covers will last longer.
- 4. **LESSEE** shall arrange furniture to minimize bed bug hiding places. If possible, keep beds and upholstered furniture several inches away from the walls. Bed bugs can jump as far as three inches.
- 5. **LESSEE** shall check for hitch-hiking bedbugs. If you stay in a hotel or another home, inspect your clothing, luggage, shoes and belongings for signs of bed bugs before you enter your apartment. Check backpacks, shoes, and clothing after visits to friends or family; After guests visit, inspect beds, bedding, and upholstered furniture.

- 6. LESSEE shall: Report any signs of bed bugs immediately, even if just suspected. Do not wait. LESSEE is not to try to treat the infestation as treatments available to the general public are of limited effectiveness. LESSEE shall pay the cost of any extermination of bedbugs or other treatment to remedy an infestation, and any repairs occasioned by any such infestation or by any such treatment, including, to the extent attributable to LESSEE's failure to keep the premises free from bedbugs, the cost of treatment and repairs to other LESSEE units and common areas within the property. Upon finding of infestation, LESSEE will cooperate with any instructions given by LESSOR or pest control company, to include preparing the rental unit for bed bug treatment.
- 7. LESSEE will be provided proper notice of entry for routine or mandatory pest control. If entry for routine pest control or to complete mandatory pest control services due to an infestation is refused, the LESSEE will receive a lease violation notice which could result in the termination of the lease agreement.

Conflicts: To the extent that the terms of this Addendum are inconsistent with the terms of the rental agreement, the terms of this signed Addendum shall control.

By signing below, the undersigned **LESSEE(s)** agrees to and acknowledges having read and understanding the content of this Addendum.

C: --- - -I.

Signed.		
LESSEE signature		
LESSEE name – printed		
LESSEE signature		
LESSEE name – printed	date	
LESSOR (Landlord or Property Manager) has infestation upon possession by the LESSEE(s		lbug
on(date of possession)		
LESSOR Signature		
LESSOR Printed Name	 date	