

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.

