



## Bedbugs

This community has a comprehensive plan of action to follow when we encounter bedbugs in our community. Bedbugs are now a pandemic, not just here in the United States, but around the world. Following a systematic plan will ensure that issue is mitigated quickly and will protect other residents, family members, and guests in the community. Self-treatment poses extreme dangers to residents and family, therefore we require that a licensed pest management professional be engaged to help respond and treat infested apartments. Without full cooperation of the resident, this treatment program will not be successful. Involving a pest management professional in the eradication plan is very difficult and costly, so we require residents to cooperate fully in the treatment solution and policies relating to controlling bedbug infestations. Integrated pest management requires that the resident, landlord and pest management professional work together. Lack of cooperation will result in termination of tenancy. The processes and procedures that the Loveland Housing Authority follows for bedbugs are derived from the recommendations of our pest control professional and the Department of Housing and Urban Development Notice PIH-2012-17.

Resident(s) hereby agree to prevent and control possible infestation by adhering to the below list of responsibilities for the duration of the tenancy:

1. Inspection: Check for hitch-hiking bedbugs. 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. Duty to Report: Resident shall report any problems immediately to Owner/Agent. Even a few bedbugs can rapidly multiply to create a major infestation that can spread to other units. Manager will then be given access to rental unit for inspection within 24 hours of Resident being given written notice.
3. Mandatory Cooperation: Resident shall cooperate with pest control efforts. If your unit or a neighbor's unit is infested, a pest management professional will be called in to inspect and eradicate the problem.
4. Bed Bug Treatment: In the event of a bedbug issue, resident must comply with recommendations and requests from the pest control specialist and the manager prior to professional treatment, including but not limited to:

- a. Place all bedding, drapes, curtains and small rugs in plastic bags for transport to laundry or dry cleaners.
- b. Heavily infested mattresses are not salvageable and must be sealed in plastic and disposed of properly. Call Management for removal and disposal. Empty dressers, night stands and closets. Remove all items from floors and bag all clothing, shoes, boxes, toys, etc. Bag and tightly seal washable separately from non-washable items. Used plastic bags must be disposed of properly.
- c. Wash all machine-washable bedding, drapes, and clothing, etc. on the hottest water temperature and dry on the highest heat setting. Items that cannot be washed must be taken to a dry cleaner who MUST be informed of the issue. You must safely discard ALL items that cannot be decontaminated.
- d. Vacuum all floors, including the inside of closets. Vacuum all furniture including inside drawers and nightstands, mattresses and box springs. Carefully remove vacuum bags, sealing them tightly in plastic and discarding of properly. Use a brush attachment to dislodge eggs.
- e. 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. Items must be removed from the closets to allow for treatment.

5. Responsibility of Landlord: The landlord shall pay for the cost of extermination efforts, but will not be held responsible for the cost of damages, actions, losses, claims, or expenses incurred by the resident in the efforts of eliminating the bedbugs.

6. Default: Any default of this agreement by Resident shall entitle landlord to pursue all rights and remedies available under the Lease, or applicable law including, but not limited to, terminating the Resident's right to possession of the premises for material non-compliance. The following will be considered material non-compliance of this agreement.

- a. Any misrepresentation of the Resident in this agreement
- b. Refusal to execute this Bed Bug agreement
- c. Failure to promptly notify the Housing Authority of the presence of bedbugs
- d. Failure to adequately prepare for treatment in the sole discretion of the pest control professional
- e. Refusal to allow the landlord to inspect the premises
- f. Any action that prevents treatment of the unit of potentially exasperates or increased the bedbug issue.

By Signing Below, the undersigned resident(s) agree and acknowledge having read and understood this agreement.

Dated: \_\_\_/\_\_\_/\_\_\_\_\_

Head of Household \_\_\_\_\_ Printed Name\_\_\_\_\_