



Bed Bug/Pest Addendum
Housing Authority of San Angelo
San Angelo, TX

This is an addendum to your lease contract for which you have a signed lease on file.

The purpose of this addendum is to address bed bug/pest related issues at the leased property. To ensure a decent and sanitary dwelling, you agree to the following:

- You agree to inspect the dwelling within 48 hours upon move-in and notify the Housing Authority of San Angelo (HASA) of any evidence of bed bugs, bed bug infestation, or any other pest infestation.
- You agree that you have read and understand the information below regarding bed bugs/pest infestations.

Prevention and elimination of bedbugs and other infestations can only be accomplished through HASA and tenant cooperation. The HASA expects tenant cooperation in the process of education, inspection, detection, and elimination of bedbugs and other pests. In turn, the tenant may expect fairness in the HASA's enforcement of these guidelines.

The following are procedures for the prevention of bedbugs and other pests:

- Raising awareness through education on prevention of infestations
- Provide orientation for new tenants and staff, and post signs and handouts regarding the prevention of bedbugs and other pests
- Inspecting infested areas, plus surrounding living spaces
- Checking for bedbugs and other pests in luggage and clothes when returning home from a trip
- Looking for bedbugs and other pests or signs of infestation on secondhand items before bringing the items home
- Correctly identifying the pest
- Keeping records – including dates and locations where pests are found
- Cleaning all items within an infested living area
- Reducing clutter where bedbugs and other pests can hide
- Eliminating habitats of bedbugs and other pests
- Physically removing bedbugs and other pests through cleaning
- Using pesticides carefully according to the label direction
- Following up on inspections and possible treatments.

Tenants will be required to immediately report to the HASA the suspicion of possible bedbugs and any other pests in a housing unit or other areas of the property. Tenants are the first line of defense against infestations and are encouraged to create living environments that deter bedbugs and other pests. Units may be inspected for unreasonable amounts of clutter that create hiding places for bedbugs and other pests.

Tenants should be advised of the following:

- A Housing Authority may not deny tenancy to a potential resident on the basis of the tenant having experienced a prior infestation, nor may an owner give residential preference to any tenant based on a response to a question regarding prior exposure to bedbugs or other pests.
- A tenant reporting bedbugs or other pests may expect expeditious response and attention by the HASA, but should be advised that inspection and, if necessary, treatment of bedbugs and other pests may take time to schedule. The inspections should occur within three calendar days of the tenant report, when possible.
- Following a report of bedbugs or other pests, the HASA or a qualified third party trained in pest detection should inspect the dwelling unit to determine if bed bugs and/or other pests are present. It is critical that inspections be

conducted by trained staff or third party professionals. The HASA may enter the unit to perform these activities, in accordance with the lease.

- If an infestation is found in the unit, the tenant may expect treatment to begin within five days of the inspection, though depending on the form of treatment, this may not be possible. Tenants should be advised that treatment may take several weeks.
- Tenants are expected to cooperate with the treatment efforts by allowing for heat treatment of clothing and furniture and refraining from placement of infested furniture or other items in common areas such as hallways. Tenant cooperation is shown to expedite the control of bedbugs and other pests and to prevent spreading of infestations.
- The tenant is required to follow the instructions provided by the professional exterminator for proper treatment of all personal items including pets.
- The tenant will not be reimbursed for the cost of any additional expense to the household, such as purchase of new furniture, clothing or cleaning services.
- The HASA retains the right to terminate the tenancy and require all occupants to vacate the rental unit in the event that the:
 1. Tenant's action or inaction prevents treatment of an infestation;
 2. Tenant fails to comply with the requirements of this policy.

If the HASA terminates the tenancy according to this policy and the tenant vacates within seven (7) days of such notice of termination, the tenant shall be released from any future financial obligations pursuant to the Lease, unless the infestation is caused or worsened as a result of the tenant's actions or inactions, or as a result of the tenant preventing or hindering treatment.

The HASA should respond with urgency to any tenant report of bed bugs or any other pests. Within 24 hours of the tenant report, the HASA should make contact with the tenant, provide the tenant with information about applicable pests, and discuss measures the tenant may be able to take in the unit before the inspection is performed. However, an infestation inspection and, if necessary, treatment, may take time to schedule. The HASA should endeavor to take appropriate action within a reasonable time period using the guidelines provided below.

The inspection will cover the unit reporting the infestation and surrounding units consisting of the adjacent units and will be completed within three business days of a tenant complaint, if possible. If an infestation is suspected but cannot be verified using the methods described above, the HASA should re-inspect the unit(s) periodically over the next several months.

The HASA will incur all costs of treatment for the initial occurrence of infestation. If there are additional occurrences and it is found that they are due to noncompliance of previous preventive instructions given by the HASA and or any pest control company, the tenant will be held responsible for all costs incurred.

You are legally bound by this document. By signing, you have read and fully understand and agree to comply with all guidelines.

Tenant(s) Signature (All adult occupants must sign)

Date of Signing

HASA Staff Member Signature

Date of Signing
