PHILADELPHIA BED BUG ADDENDUM

Resident: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Property Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. The history of bed bugs in your unit during the previous 120 days is as follows:

 (*check one*)

1. \_\_\_ There has been no history of bed bug infestation
2. \_\_\_ There was a report of bed bugs. Appropriate remediation was performed and the unit is now deemed clear of any bed bug infestation. Documentation of the remediation is available for review in the Management Office.
3. Resident acknowledges having received the informational notice regarding bed bugs prepared by the City of Philadelphia, a copy of which is attached hereto.
4. Owner has developed, maintained and is following a bed bug control plan as required by City of Philadelphia ordinance Section 9-4500 et seq.
5. Owner and Resident acknowledge their responsibilities as set for the in City of Philadelphia Ordinance Section 9-4502, including the following:
6. Landlord obligations: Upon notification by a person who finds or reasonably suspects an infestation of bed bugs in a rental unit, the landlord shall:

1) acknowledge the complaint within five business days of notification of the suspected infestation;

2) obtain investigatory and remedial services from a pest management professional within ten business days of notification;

3) upon a determination of an infestation, provide remedial services until such time as a pest management professional determines that no evidence of bed bugs can be found in the unit;

4) in buildings of four or more units, obtain investigatory services of such a professional in connection with any unit directly adjacent to, above or below the unit from which the original report came;

5) provide tenants with no less than 24-hours notice in advance of entering a unit for purposes of inspection, remediation or monitoring in connection with a bed bug complaint;

6) provide all tenants of units affected by a bed bug complaint with written notice of the pest management professional’s determination in connection with such unit within five business days of receipt of information from the professional. Similar notification shall be provided to all tenants in connection with determinations made regarding a common area of a building;

7) obtain reasonable monitoring services for a period of 12 months after no evidence of bed bugs can be found in connection with any unit determined to be infested. If the unit is leased to a new tenant during the monitoring period, the landlord must fully explain the monitoring activities to the new tenant and continue monitoring during such period; and

8) maintain a written record of all complaints and control measures provided, including reports of chemicals applied and other remedies provided by the pest management professional or other person and any other reports or receipts prepared by the pest management professional. Such records shall be maintained for two years.

1. Tenant Obligations.
2. A tenant shall not knowingly bring into the building personal furnishings or belongings that are infested with bed bugs.

2) A tenant that finds or reasonably suspects a bed bug infestation in the tenant's dwelling unit or a common area of the building shall notify the landlord within five business days of finding or suspecting the infestation.

3) A tenant that notifies a landlord of a suspected infestation, or that is advised by a landlord in writing of a suspected infestation in the building, shall cooperate with reasonable recommendations provided by a pest management professional hired by the landlord to investigate and remediate the infestation, including by:

(a) granting access at reasonable times to the tenant's unit for purposes of inspection and remediation, upon reasonable notice by the landlord;

(b) not interfering with inspections or remediation efforts;

(c) carrying out reasonable preparations, such as cleaning or moving furniture, before treatment, in accordance with the recommendations of the pest management professional; and

(d) carrying out other reasonable recommendations of the pest management professional.

C. Responsible Party.

 1) If tenant notifies landlord in writing within 365 days after the lease commencement date that tenant found or reasonably suspects a bed bug infestation, or within 180 days of discovery of a bed bug infestation in an adjoining unit in the building, landlord shall be responsible for the costs of investigating and remediating the infestation.

2) If tenant notifies the landlord in writing more than 365 days after the lease commencement date that tenant found or reasonably suspects a bed bug infestation, landlord shall be responsible for investigating and remediating the infestation, provided that tenant shall share in the responsibility for the reasonable costs thereof. Tenants shall not be responsible to share in costs in connection with properties managed by the Philadelphia Housing Authority or properties for which rent is paid through a government housing subsidy or voucher program.

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**RESIDENT Date**

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**RESIDENT Date**

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**OWNER or AGENT FOR OWNER Date**