

# 1. RENTAL AGREEMENT

## 1.1 RENT, TERM, & DEPOSIT

In Carmichael, California, on <<Lease Creation Date>>, Tiner Properties, Inc. c/o John Tiner, as Agent for Owner, <<Owner Name(s)>> who is Owner (Note: Tiner Properties, Inc. / Agent is authorized to act on behalf of Owner wherever the word Owner is used throughout this agreement), and ONLY <<Tenants (Financially Responsible)>> <<Co-Signer(s)>> and minors: <<Other Occupant(s)>> as Tenant(s), agree as follows:

1. ADDRESS: Owner rents to the Tenant and Tenant hires from the Owner those premises described as: <<Property Address>> for use as a private residence only. No in home business is allowed without the written permission of the Owner. Child Care providers must provide Owner written notice prior to operating a child care home.

2. TERM: Lease beginning on <<Lease Start Date>> and terminating on <<Lease End Date>>. Pursuant to civil code 1951.2, if Tenant moves out before the end of the term of the Lease, Tenant may be charged for the rent until the property is re-rented, and all the cost to re-rent the property including but not limited to: Re-rent fee of ½ months rent, actual advertising costs, re-keying of the locks, gardener, gas and electric services while vacant. Owner may withhold any such amounts from the Tenant's security deposit.

3. BREAKDOWN OF RENT: Tenant is to pay <<Monthly Rent>> per month. Second month is prorated <<Prorated Rent>>. A total of <<Security Deposit Charges>> and <<Monthly Rent>> is due prior to possession. The rent shall be paid at: 6837 Fair Oaks Blvd. Carmichael, CA 95608. **Make checks payable to: Tiner Properties, Inc. First Month's rent must be in the form of a cashier's check payable to Tiner Properties, Inc.**

4. PAYMENT OF RENT : Rent is due on the first of the month. All monies received from the tenant shall, at the sole discretion of the Owner, be applied in the following order of priority: unpaid security deposit, unpaid utility bills, unpaid repair or maintenance bills which are tenant's responsibility, fines assessed as the result of Tenant's actions, late charges, past due rent and lastly to any current rent due. If rent is unpaid after the fifth day of the month, Tenant shall pay a late charge of \$50 as liquidated damages, not a penalty, representing a fair and reasonable estimate of actual damages suffered. Any dishonored check or online payment shall be treated as rent unpaid and: A) Said late charge is due B) A \$25 bad check fee is due C) Rent is due within 24 hours [cashiers check or certified check only] D) All future payments are to be made in the form of a cashiers check or certified check. Rent unpaid after the fifth day of the month shall be subject to a Notice to Pay or Quit. Two-party checks, post-dated checks are not accepted. Deductions made from rents without written permission from the Owner will be considered unpaid rent and will subject Tenant to a late charge. No provision of this paragraph extends the rental due date.

NOTICE: As required by law, you are hereby notified that a negative credit report reflecting on your credit report may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations. Tenant authorizes Owner and Agent to obtain Tenants credit report periodically during the tenancy in connection with the modification or enforcement of this Agreement.

5. SECURITY DEPOSIT: Security deposit is <<Security Deposit Charges>> normally deposited in a

non-interest bearing trust account. Owner may use amounts as are reasonably necessary to remedy Tenant's defaults in the payment of rent, to repair damages caused by Tenant, and to clean the premises upon termination of tenancy. Balance of security deposit, if any, will be refunded with one check, made payable to all tenants listed above (except as otherwise agreed in writing by all tenants). A written itemized accounting shall be provided within 21 days of surrender of the premises as per Civil Code Section #1950.5. Tenant agrees that security deposit accounting may be emailed. Tenant has a right to receive the balance of the security deposit electronically and to designate a bank account or other financial institution for return. **Security deposit is not the last months rent and may not be used as such by the Tenant.**

## 1.2 RENT CAP AND JUST CAUSE ADDENDUM

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12 (d)(5) and 1946.2(e)(8) of the Civil Code and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

By initialing below, you acknowledge and agree to the terms in Section 1.

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## 2. TENANCY POLICIES & PROCEDURES

### 2.1 TENANCY POLICIES & PROCEDURES

1. **HABITABILITY:** All plumbing, heating, and electrical systems are operative and deemed satisfactory. See Move-In Condition Report. Tenant shall have 10 days from the inception of this lease to inspect the premises and equipment, and report any inoperable or unsatisfactory condition. Should the tenant not provide any written report within 10 days it will be deemed they have found them to be satisfactory.

2. **EXTENSION:** Any holding over at the expiration of a lease term shall create a month to month tenancy and the monthly rent will be increased by \$100.00 per month, payable in advance. A written 30-Day Notice to Vacate is required. All other terms and conditions herein shall remain in full force and effect.

3. **HOUSE RULES:** Tenant agrees to abide by all CC&Rs (covenants, conditions, and restrictions), house rules and policies that are now in effect or that may be put into effect. Tenant shall not violate any criminal or civil law, ordinance or statute in the use and occupancy of the premises, nor commit waste or nuisance, and / or molest or interfere with any other Tenant or neighbor. Cultivation of marijuana in violation of local or state laws or ordinances in excess of limit for personal use will be deemed an incurable breach of the rental agreement. Any such action may result in the immediate termination of this Agreement as provided herein and by law. Any fines assessed to the owner due to tenant's actions or inactions shall be the tenant's responsibility.

4. **ABANDONMENT:** If Tenant abandons or vacates the premises, Owner may at his option terminate this Lease Agreement, and regain possession in the manner prescribed by law.

5. **NOTICE:** Notice upon Tenant shall be served as provided by law. Tiner Properties, Inc. is authorized to accept service on behalf of Owner. Notice may be served upon Owner of the demised premises at:

6837 Fair Oaks Blvd. Carmichael, CA 95608, 916/ 974-6000, usual business hours are M-F 9am-4pm (except lunch: noon-1pm).

6. ASSIGNMENT AND SUB-LETTING: Tenant shall not let or sublet all or any part of the premises nor assign this Lease or any interest in it without the prior written consent of the Owner. Any guest that stays in the residence for more than ten (10) cumulative days within a one year period without the prior written consent of the Owner shall be deemed an unauthorized occupant such that there will be an incurable violation of this paragraph of the Lease Agreement. When such violation occurs on the eleventh day, the Owner may have the Tenant served with a Three Day Notice to Quit for violation of this paragraph. If tenant(s) requests a change in terms of a tenancy, upon written approval from Owner, to add, remove or replace a tenant, Agent may charge tenant a fee of \$250, payable to Tiner Properties in advance, which includes negotiating, applicant screening and approval, preparing Change in Terms forms and obtaining signatures for the execution of said document.

7. LIABILITY AND INDEMNITY: If any legal action or proceeding is brought by either party to enforce any part of this lease, the prevailing party shall recover in addition to all other relief, reasonable attorney's fees and costs. Tenant agrees to hold Owner, his agents, employees and assigns, free and harmless from any and all: a) claims of loss or damage to property b) claims of injury or death to persons caused by the acts of tenants or guests.

8. PARKING: Tenant agrees not to (nor allow guests to) park on the lawn, or repair or dismantle any motor vehicles on the property, and not to park any boats, campers, RVs or oversized vehicles on the property or the street except with the written permission of the Owner. Tenant further agrees to keep the paved areas free of oil and other automotive fluids. All vehicles must be currently registered.

9. ALTERATIONS: Unless otherwise specified by law, without Owner's prior written consent, Tenant shall not make any repairs, alterations or improvements in or about the Premises including, but not limited to: paint, wallpaper, adding or changing locks, installing antenna or satellite dishes, or using screws, fastening devices, large nails or adhesive materials. Owner reserves the right during or after tenancy to restore unauthorized alterations to the pre-rental condition. Tenant shall be responsible for all costs to restore unauthorized alterations to pre-rental condition and those costs may be subject to deduction from the security deposit and/or collection. Violation of this term may be grounds for termination of the tenancy .

10. YARD MAINTENANCE: Tenant is responsible for yard maintenance, setting the sprinkler timer as needed, and maintenance of the sprinkler system. If the sprinkler system fails or is inadequate in some areas, Tenant agrees to water said areas with a hose and sprinkler. If yard is not maintained in a manner which the Owner is satisfied, a gardener will be hired and the cost for the gardener will be added to the rent amount. When a gardener service is included, the Tenant is still responsible to communicate any service problems to the gardener. If the problem(s) persist, then call the property manager.

11. POOL MAINTENANCE: Even when pool service is provided, Tenant is responsible for general cleaning and maintenance of the pool including but not limited to: cleaning the filter, removing debris from baskets, skimming, and maintaining proper water levels. Tenant is responsible to maintain the batteries in door chimes and to keep the pool or back yard access gate(s) secured with locks and provide keys or combinations to the pool service providers as needed. Tenant may not change the timing for the pool filter set by the Owner or pool service provider without written authorization. If the pool turns green due to unbalanced pH levels, if there is a leak in the pool equipment, if the pool is rapidly losing water, or if there are any other service problems, Tenant is responsible for communicating these issues to the pool service provider. If the problem(s) persists, Tenant must communicate the issue(s) to the property manager.

12. PROPERTY MAINTENANCE: Tenant is responsible: a) to reset circuit breakers and GFIs (ground fault interrupters), b) for pest control (ants, spiders, mice ...), c) to replace broken glass (unless Tenant supplies Owner with a copy of the police report at Tenant's expense), d) to replace broken or damaged screens, and screen doors, e) for all plumbing stoppages not caused by failed sewer line or tree roots, f) to replace furnace filters at least every 60 days, g) to regularly test the smoke and carbon monoxide detectors and immediately notify Owner, in writing, of any malfunctioning or damaged smoke or carbon monoxide detector, h) to replace light bulbs, i) to procure their own mailbox key and/ or rekey if needed. j) for any service work which becomes necessary due to Tenant's improper actions, or unnecessary service calls, k) keep the Premises clean, sanitary and well ventilated. Tenant shall reimburse Owner for actual cost to remedy any items stated in this paragraph immediately upon being provided with a receipt for said repairs. Tenant shall immediately notify Owner, in writing, of ANY conditions that could cause damage to the property.

13. CARPET CLEANING: Tenant understands that when they move out, if it is reasonably necessary to professionally clean the carpets to return them to the condition received, the Owner may have carpet professionally cleaned and the cost for said carpet cleaning may be deducted from the Tenant's security deposit.

14. INSURANCE: Within 5 days of the signing of this Agreement, Each Tenant will obtain renters' insurance (personal liability limit for said renters' insurance must be at least \$100,000 if there is no pool or spa, and \$500,000 if there is a pool or spa) and provide proof of purchase to Owner. Tenant further agrees to maintain the policy throughout the duration of the tenancy and to name Tiner Properties, Inc. as an interested party. This instructs the insurance company to notify us of any changes to your policy. Tenant agrees to keep the back yard access gate(s) secured with locks and provide keys or combinations to the pool and gardener service providers as needed. Should tenant fail to provide proof of insurance coverage, Tiner Properties shall add a Landlord Limited Liability Policy at a monthly cost to tenant of \$10.50 per month.

15. ENTRY: Upon not less than 24 hours notice, Tenant shall make the premises available during normal business hours to the Owner, authorized agent or representative, for the purpose of entering to: A) make necessary or agreed repairs, decorations, alterations or improvements or to supply necessary or agreed on services, B) show the premises to prospective or actual purchasers, mortgagees, Tenants or contractor, C) to inspect or enter after Tenants have abandoned or surrendered the premises, D) pursuant to a previous agreement of the Tenant or, E) pursuant to court order. In an emergency, Owner, authorized agent or representative may enter the premises, at any time, without prior permission from the Tenant.

16. GENERAL PROVISIONS: Every term herein contained shall be deemed a condition hereof. Waiver by Owner of any term of this agreement shall not constitute a waiver of subsequent terms. No oral agreements have been entered into between Owner / Agent and Tenant.

17. MILITARY CLAUSE: It is further agreed by and between the parties hereto that if any one or more of the following events occur, the Tenant may terminate the Rental Agreement upon 30-days written notice: The Tenant receives permanent change of station orders to depart more than 50 miles out of the area, and/or is discharged or relieved from active duty with the armed forces, or has been ordered to occupy on-base housing. The Tenant may terminate the Rental Agreement by providing the Owner with a written notice of termination to be effective on the first day of the month following the notice from the date specified therein, but not less than 30 days later if on a month-to-month tenancy, OR the last day of the month after proper notice was received if on a Lease. The notice must be accompanied by a copy of the official orders and by any liquidated damages due.

18. DESTRUCTION OF PREMISES: If, by no fault of Tenant, Premises are totally or partially damaged

or destroyed by fire, earthquake, accident or other casualty that render Premises totally or partially uninhabitable, either Owner or Tenant may terminate this Agreement by giving the other written notice. Rent shall be abated to the fair rental value as of the date Premises become totally or partially uninhabitable. If the Agreement is not terminated, Owner shall promptly repair the damage, and Rent shall be reduced based on the extent to which the damage interferes with Tenant's reasonable use of Premises. If damage occurs as a result of an act of Tenant or Tenant's guests, only Owner shall have the right of termination, and no reduction in Rent shall be made.

19. INSPECTION: Pursuant to item 15 b and d of the lease agreement, Tenant authorizes Owner or Agent to conduct inspection, after providing not less than 24 hour notice. Photography of personal property left in view may be unavoidable, and Owner and Agent accepts no liability for such incidental acts.

20. CO-SIGNER: I, <<Co-Signer(s)>>, guarantee the payment of rent, any loss, and all other conditions of the Rental Agreement. This guarantee shall be in effect for the entire length of this agreement and until all monies due the Owner have been paid by the Tenant.

By initialing below, you acknowledge and agree to the terms in Section 2.

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### 3. UTILITIES, AMENITIES & PET TERMS

#### 3.1 UTILITIES, AMENITIES & PET TERMS

1. UTILITIES: Tenant agrees to pay for all utilities, and utility deposits, **except: <<Utilities Included>>**.
2. PETS: No animal, bird or pet shall be allowed on the property without the Owner's prior written consent. This includes feeding strays and pet sitting.

By initialing below, you acknowledge and agree to the terms in Section 3.

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### 4. ADDENDA AND ATTACHMENTS

#### 4.1 ADDENDA & ATTACHMENTS

ATTACHMENTS: (When applicable and signed the following attachments become part of this Rental Agreement): Addendum to Rental Agreement, Move-In Condition Report, Pet Agreement, CC&R'S/ Association Rules & Regulations

By initialing below, you acknowledge and agree to the terms in Section 4.

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## 5. TENANT SIGNATURE AND ACCEPTANCE

### 5.1 TENANT SIGNATURE AND ACCEPTANCE

By signing below, Tenant(s) and Owner agree to all the terms in the Rental Agreement and Rental Addendum.

All Tenants and co-signers shall be jointly and severally liable.

Tenant must give Owner at least 30-Days Notice to Vacate in writing – even when Tenant vacates at the end of the Lease term. Any holding over after any Notice to Vacate shall result in Tenant(s) being liable for a holdover rent at an increase of the current daily rent in the amount of \$35.00 per day. The Owner may terminate a lease at the end of its term if the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents, unilaterally decides to occupy the residential real property.

6837 Fair Oaks Blvd. Carmichael, CA 95608

\* Phone 916 974 6000 \* Fax 916 672 0292 \* tiner.com \* Lic#:01515135

X \_\_\_\_\_  
Lessee

\_\_\_\_\_  
Date Signed

X \_\_\_\_\_  
Lessor

\_\_\_\_\_  
Date Signed

# 1. RENTAL ADDENDUM

## 1.1 TINER STANDARD RENTAL ADDENDUM

In addition to the terms of the Rental Agreement dated <<Lease Creation Date>>, for the property known as: <<Property Address>>

<<Tenants (Financially Responsible)>> Tenant(s) understands and agrees to the following:

1. **LEAD-BASED PAINT AND ASBESTOS DISCLOSURES:** If built before 1978, Tenant has received and signed *Disclosure Of Information on Lead-Based Paint and Lead-Based Paint Hazards* and the *Asbestos Hazards and Disclosure* as well as the pamphlet *Protecting Your Family From Lead In your Home* and *Lead-Safe Certified Guide to Renovate Rights*. If built between 1978 and 1981, Tenant has received the *Asbestos Hazards and Disclosure*.
2. **UTILITIES:** Your gas and electricity will be turned off as of the beginning date of your Lease Agreement – Be sure to transfer utilities into your name.
3. **SMOKING:** Smoking or vaping is not allowed inside the residence or garage. Pursuant to HS code 11362.79 this includes medical marijuana. If this rule is violated, it may result in the Tenant's eviction. Tenant will be financially responsible for any damage caused as a result of smoking indoors, including: scrubbing, treating, and re-painting of walls and ceilings, deodorizing and cleaning of the drapes, blinds, and carpets.
4. **APPOINTMENTS WITH REPAIRMAN:** Should Tenant fail to keep a scheduled appointment with a repairman, Tenant agrees to pay said repairman's normal minimum trip charge immediately upon receipt of the bill.
5. **APPLIANCE & FIREPLACE USE AND MAINTENANCE:** When there is a washer, dryer, portable microwave, alarm system, exterior spa, or N/A the Owner is not obligated to maintain, repair, or replace them. These items are not being provided as an integral part of the tenancy, and the Owner has no responsibility for these items. Further, should any of these items fail to operate properly; this shall not constitute justification for the Tenant to withhold rent. Should any of said items fail to function, Tenant(s) may repair and/or maintain them for their usage for the duration of their tenancy. If the Tenant does not choose to repair them, the Owner will remove them from the property upon request (alarm excepted). Nothing in this paragraph relieves the Tenant from the responsibility to immediately report to the Owner any item that is damaging the property. Fireplaces located in the home (including wood stoves, inserts, log lighters, gas logs, pellet stoves etc.) are not to be considered a heat source for the home and may not be used by the tenant. The Owner is not required to clean or maintain the fireplace. Failure for the fireplace to operate properly shall not constitute justification for the Tenant to withhold rent. Tenant understands that the use of the fireplace could start a house fire, make the home's air quality dangerous, including carbon monoxide poisoning, cause smoke damage that would be the Tenant's responsibility to repair, and may also be prohibited by the City/County and local ordinances to curtail air pollution.

5.1 **STOVE AND REFRIGERATOR:** Under state law, the Owner is required to provide a refrigerator and stove in good working order in the unit. The Tenant may submit a written request to the Owner

for authorization to provide and maintain their own refrigerator. If approved by the Owner, a written addendum must be completed and signed by both parties. Upon execution of the addendum, the Tenant will be responsible for providing, maintaining, and keeping the refrigerator in good working order.

6. **“BEGINNING” DATE OF THE RENTAL AGREEMENT** (paragraph # 2): **If at the time of the execution of this Rental Agreement there is an occupant in possession of the premises**, the date that this Rental Agreement may begin for the purpose of occupancy is expressly conditional on the current occupant vacating the premises, that there are no articles of personal property remaining that belong to the current occupant or other third persons, and that the Owner and/or Property Management Company has had sufficient time to prepare the premises for new occupancy. Accordingly, there are no promises, warranties, or representations as to the initial occupancy date of their tenancy. Occupancy may begin once the keys to the premises have been actually transferred to the Tenant, the full initial rent and other payments have been made, and all the anticipated adult occupants have signed all of the appropriate documentation.

7. **CRIMINAL ACTIVITY / POLICE VISITS:** Tiner Properties, Inc. has a policy of zero tolerance for drug related criminal activity at the property by Tenants and/or their guests. Any violation shall be a material breach of the Lease Agreement and shall be good cause for termination of tenancy.

8. **MEGAN’S LAW DISCLOSURE:** Notice Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an internet Web site maintained by the Department of Justice at [www.meganslaw.ca.gov](http://www.meganslaw.ca.gov). Depending on an offender’s criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Owner nor Brokers, if any, are required to check this website. If Tenant wants further information, Tenant should obtain information directly from this website.)

9. **WATER:** When the Lease Agreement indicates that the Owner will pay the water bill: Tenant will become responsible for the water bill at such a time they receive written notice from the Owner that the water bill has been converted from a flat monthly bill to a bill based upon a meter reading (where the water bill is based fully or in part upon the amount of water used). Regardless of whose responsibility the water bill is, the Tenant is responsible to water the landscaping adequately.

10. **TENANT ADMINISTRATIVE FEE:** Tenant Administrative Fee : Tenant pays to Tiner Properties an administrative fee, of \$25 per month, to be paid with each month's rent, which includes, but is not limited to; government regulation compliance (examples: Oversight of Tenant Protection Act, forms and compliance during pandemic), ongoing insurance compliance, 24/7 maintenance call service, tenant portal, online payment option, utility payment compliance.

11. **ANNUAL INSPECTION:**

Tenant agrees to participate in an annual property inspection process as part of the lease renewal evaluation. This inspection will be conducted using a Tenant-led virtual inspection platform designated by Tiner Properties (currently Ztenant) and must be completed within the timeframe provided by management prior to lease expiration.

Tenant is responsible for the timely completion of the virtual inspection, including the submission of all required photos, videos, and documentation in accordance with the provided instructions.

If Tenant fails to complete the required virtual inspection, declines to participate, or submits incomplete or insufficient materials, Tenant agrees that Tiner Properties may schedule an in-person inspection of the Premises pursuant to item 19 of the lease agreement. Note: Photography of personal

property left in view may be unavoidable, and Housing Provider or Tiner Properties accepts no liability for such incidental acts.

**Each of the parties, including any co-signers, hereto acknowledges receipt of an executed duplicate copy of this Lease Addendum. All Tenants and co-signers shall be jointly and severally liable. Tenant shall give Owner at least 30-day notice to vacate – even when Tenant vacates at the end of the lease.**

## 1.2 BED BUG DISCLOSURE

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1. Resident understands that Bedbugs are an ongoing problem in rental housing and that Resident plays an important role in ensuring that Bedbugs do not infest the premises. This Addendum defines Resident's responsibilities under the Rental Agreement regarding Bedbug control. By signing this Addendum, Resident affirms that he/she has inspected the Premises at move-in and confirms that there are no/were no Bedbugs present in the Premises at the time of Resident's move in.

2. Resident promises that any and all personal property (furniture, clothing, mattresses, bedding etc.) that Resident brings into the Premises have been inspected for Bedbugs and do not contain any Bedbugs. If Resident detects that any personal property of Resident may have Bedbugs, Resident promises not to bring said property onto the Premises. Resident agrees to carefully inspect all personal property he/she brings into the Premises prior to entering to ensure the property is free of Bedbugs. Resident agrees to do his/her part to ensure Bedbugs do not enter the Premises after he/she move in, including, but not limited to: continuing to check any personal property that is brought onto the premises for Bedbugs; checking all luggage, clothing, and other personal belongings for Bedbugs if Resident stays in a hotel or visits another home; uses public transportation; or utilizes other public areas that may carry Bedbugs. In addition, Resident agrees to inspect furniture and personal belongings after guests visit or stay in the Premises to ensure no Bedbugs were brought on the Premises by guests.

3. Resident agrees to report any sightings or signs of Bedbugs immediately in writing to Owner/Agent. Since Bedbugs multiply quickly and can become an infestation affecting not only the Resident, but other individuals/units in the rental property, Resident understands it is of the utmost importance to report any Bedbug sightings or signs immediately.

4. Resident agrees to comply with civil code section 1954.604 and cooperate in every way with Owner/Agent's requests of entry to inspect the rental property by the pest control operator until Bedbugs are eliminated. Tenants shall cooperate with the inspection to facilitate detection and treatment and provide requested information that is necessary to facilitate the detection and treatment of Bedbugs to pest control operator.

5. Resident agrees to carefully and diligently follow all instructions and recommendations regarding Bedbug control and removal from any pest control company hired by Owner/Agent, as well as assisting with the preparation for the treatment of Premises where necessary. This Bedbug control preparation can be extensive and may include items such as special washing instructions for bedding, clothing etc. or disposing of personal property that cannot be disinfected. Residents understand this process may be onerous, but agrees to comply with the instructions provided if requested by Owner/Agent.

6. Resident agrees to hold harmless Owner/Agent from any claims, losses, damages and expenses caused by Bedbugs, including Resident's failure to reasonably take said precautions to control Bedbugs. Resident agrees to hold harmless Owner/Agent for loss of any personal property due to Bedbugs or Bedbug infestation.

7. Resident agrees to obtain personal property/renter's insurance to protect him/her against any loss related to Bedbugs or Bedbug infestation.

Required Language Information about Bedbugs:

Bed bug Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about 1/4 of an inch in length. Their color can vary from red and brown to copper colored. Young bed bugs are very small. Their bodies are about 1/16 of an inch in length. They have almost no color. When a bed bug feeds, its body swells, may lengthen, and becomes bright red, sometimes making it appear to be a different insect. Bed bugs do not fly. They can either crawl or be carried from place to place on objects, people, or animals. Bed bugs can be hard to find and identify because they are tiny and try to stay hidden.

Life Cycle and Reproduction: An average bed bug lives for about 10 months. Female bed bugs lay one to five eggs per day. Bed bugs grow to full adulthood in about 21 days.

Bed bugs can survive for months without feeding.

Bed bug Bites: Because bed bugs usually feed at night, most people are bitten in their sleep and do not realize they were bitten. A person's reaction to insect bites is an immune response and so varies from person to person. Sometimes the red welts caused by the bites will not be noticed until many days after a person was bitten, if at all.

Common signs and symptoms of a possible bed bug infestation:

- Small red to reddish brown fecal spots on mattresses, box springs, bed frames, mattresses, linens, upholstery, or walls.
- Molted bed bug skins, white, sticky eggs, or empty eggshells.
- Very heavily infested areas may have a characteristically sweet odor.
- Red, itchy bite marks, especially on the legs, arms, and other body parts exposed while sleeping. However, some people do not show bed bug lesions on their bodies even though bed bugs may have fed on them.

For more information, see the Internet Web sites of the United States Environmental Protection Agency and the National Pest Management Association.

Procedure to report Bedbug and Bedbug infestations to Owner:

1. Residents agree to immediately notify in writing Owner/Agent any sightings or signs of Bedbugs to the address listed on item 3 of the Rental Agreement.

By signing below Resident(s) acknowledge and confirms he/she has received and understand this Addendum.

X \_\_\_\_\_

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Date Signed