

# **Pest Control Policy**

## **David City Housing Authority**

### **"Sunshine Court"**

All properties owned and managed by the David City Housing Authority (DCHA) are inspected and show no signs of infestation at the time a lease is signed. Tenants are required by the lease agreement to keep their unit and surrounding areas in a clean and safe condition and to remove trash and waste to avoid pest infestations.

Pests are defined as cockroaches, fleas, bed bugs, mice, head lice, fruit flies and any other pests that require treatment.

- Tenants are expected to take all reasonable precautions to prevent the presence of an infestation of cockroaches, fleas, bed bugs, mice, head lice, fruit flies or other pests.
- Tenants **must** promptly notify DCHA of any presence or infestations of cockroaches, fleas, bed bugs, mice, head lice, fruit flies and/or other pests.
- After the tenant notifies the housing authority office of the first infestation, appropriate measures will be taken to treat the infestation at no charge to the tenant.
  - The tenant must comply with all extermination instructions.
  - The David City Housing Authority will pay 100% of the cost of extermination of the **FIRST** infestation.
- After DCHA has taken appropriate measures to eradicate the infestation and the tenant notifies the housing authority office a second infestation has happened in the same residence with the same tenants, DCHA will again take appropriate measures to treat the infestation.
  - The tenant must comply with all extermination instructions.
  - Second violations will result in tenant charged for the actual extermination cost.
  - The tenant will also receive a lease violation.
- If a third re-infestation occurs in the same residence with the same tenants, the lease will be terminated due to failure to maintain unit in a decent and sanitary condition and the tenant will be required to vacate the unit.
- If an infestation is discovered in an occupied unit by the DCHA staff and the tenant has not reported the condition, the tenant will be in violation of their lease for not maintaining their unit in a decent and sanitary condition.
  - Extermination will be done and the tenant will be charged for the actual extermination cost.
  - The tenant will receive a lease violation.
  - Any other unreported infestations of a unit with the same tenants will result in a lease termination and the tenant will be required to vacate the unit.

- Tenants are required to use caution when purchasing used furniture such as bed frames, mattresses, box springs, and upholstered furniture such as couches, sofas, loveseats, chairs and recliners. They may already be infested with pests, which will infest the unit.
  - It is recommended that you have a professional pest exterminator inspect these items before they are brought into the unit.
- Tenants are required to use caution when purchasing used clothing, towels, linens, and rugs. They may already be infested with pests, which will infest the unit.
  - It is recommended a the time of purchase to keep these things stored in a sealed plastic bag until they can be in the dryer and run on the highest heat setting possible for a minimum of 30 minutes.

The David City Housing Authority makes an effort to stop pest infestations which are in violation of the Uniform Physical Conditions Standards (UPCS), inspection standards which are enforced by the Department of Housing and Urban Development.

I hereby acknowledge the Pest Control Policy as part of the Lease. I certify that I have read the Pest Control Policy and agree to fully abide by its provisions. I understand that the unit I am moving into has been inspected and show no signs of infestation at the time of being leased to me. I understand that failure to abide by any conditions of this policy will constitute a violation of the lease agreement.

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Head of Household Date

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Spouse/Other Adult Date

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Apartment Address and Apartment Number

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Executive Director/PHA Staff Date