

BSC CONTRACT: NOTICES AND DISCLOSURES

Mold. Mold is a naturally occurring organism that feeds on organic matter. When items covered with mold are disturbed, mold spores may be released and may cause some people to experience negative health effects. The premises to which you have been assigned should be free of any mold, mildew, standing water or excessive moisture. If upon entering your assigned premises for the first time you discover mold, mildew, moisture or standing water, you are required to notify one of your unit level managers immediately so that the BSC can assess the situation and take appropriate action to clean the premises. You agree that in using the room assigned to you by the unit during the term of this contract, you will maintain the assigned room, and any commonly shared areas of the premises or unit, in a clean manner to inhibit the growth of mold. Maintaining the cleanliness and dryness of your premises includes, but is not limited to, regularly cleaning, especially sink and shower areas, and promptly removing all trash; preventing water from entering your premises by closing windows during adverse weather events and promptly drying any puddles or areas of dampness; and maintaining air circulation within your premises by keeping wall coverings to a minimum and running fans or opening windows when weather permits.

Lead paint and asbestos. The State of California, as well as federal agencies have identified a number of materials and/or chemicals known or thought to cause adverse health effects when people are exposed to them. Asbestos is a material that was common in many building products used in structures built prior to 1981, which includes many student housing facilities. Additionally, housing facilities built prior to 1978 may contain lead paint. The BSC tests for and abates asbestos, lead paint and other hazardous materials as part of any renovation project that will disturb these materials. Otherwise, the BSC follows a practice of maintaining such materials in place. The premises to which you have been assigned should be in good condition and repair. In the event that there is damage or other maintenance problems at the time you move into the premises, you are required to notify one of your unit level managers immediately so that the BSC can assess the situation and take appropriate action to repair any damage or perform any required maintenance. During your period of contract for use of the BSC facility, it is your responsibility to not damage the premises, including peeling or chipping the paint, ceiling, or floor tiles, and to immediately report any instance of damage. You must not make any alterations to the premises, including but not limited to: drilling or puncturing holes in the floors, walls or ceilings, changing light fixtures or otherwise disturbing the walls, floors and ceilings.

Pest Control. The BSC contracts with a pest control company for the prevention and removal of common residential pests. A copy of the notice by the pest control company is available through Central Office. Please ask your maintenance manager if you wish to review a copy of this notice. Please assist the BSC in minimizing pest problems by maintaining your assigned apartment/room and other spaces in a clean manner. You agree that you will properly store any food and dispose of any food containers and other items, and you agree that you will promptly remove trash.

Bed Bugs. Bed bugs are a growing concern across the nation and are becoming a significant issue in multi-unit dwellings, such as apartment complexes, hotels, dormitories, and student housing cooperatives. Your cooperation in the prevention, detection, and treatment of bed bugs is critical for the prevention and control of bed bugs.

Prevention: To reduce the risk of bed bugs, your responsibilities include, but are not limited to: regularly cleaning your assigned room and promptly removing trash; ensuring that any furniture or bedding brought into your assigned room or apartment is free of bed bugs; and preventing the introduction of bed bugs into your unit by ensuring that no bed bugs have “hitch-hiked” on your luggage, clothing or other belongings after trips away from home.

Cooperation: If you suspect an infestation in your unit, it is your responsibility to promptly provide notice to your House and/or Maintenance Manager. If a bed bug infestation is identified in your unit, you are responsible for complying with the inspection and treatment preparation and follow-up procedures required by the pest control operator used by the BSC as well as providing them with information necessary for the detection and control of bed bugs.

Bed Bug Information: 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.

If during your use of the BSC facility, you discover mold in your premises, or you cause or discover any damage to the premises, or if you believe there is a pest problem, you agree that you will immediately contact one of your unit level managers so that the BSC can assess the situation and respond appropriately.