



Pest Management Policy

April 3, 2012

Bed bugs were once thought to be a thing of the past. However, a steady increase in international travel and a ban on the pesticide DDT has allowed them to flourish in the United States once again. Bed bugs do not discriminate. They can invade even the most luxurious of apartment communities and once they make themselves at home, they can be extremely difficult to eradicate.

Prestige Properties requires a tenant to report bed bugs within one day of discovery or suspicion. Early reporting allows the pests to be identified and treated before the infestation spreads.

Tenant' s responsibilities:

- Tenant should inspect their furniture before they move in, inspect luggage when returning from a trip out-of- town, and inspect any used furniture before it is brought into a building.
- Tenant must fully cooperate with the Landlord in this pest management program.

When bed bugs are present: Immediately inform the landlord of the presence of bed bugs. Every piece of bedding must be washed in hot water and then dried on the hottest temperature setting. All bedding must then be placed into super-sized Ziploc storage bags or sealed in plastic trash bags. Bed bugs can be lurking anywhere, so each piece of clothing and linen item must be laundered, or at the minimum, run through the dryer on high heat for at least 20 minutes to kill any bed bugs and their eggs. Each mattress must be carefully vacuumed to ensure that all bed bugs and their eggs are completely gone. All clutter must be discarded, or vacuumed, checked for bed bugs, and bagged or placed in plastic totes to receive the optimum results. This preparation by tenant allows the Landlord' s treatments to be most effective.

Landlord' s responsibilities:

- Prestige Properties will have the affected unit inspected within three calendar days by a licensed pest control operator.

- If a unit is suspected to have bed bugs, but no bugs are found, Prestige will continue to re-inspect the unit/s for several months.
- To protect the building, Prestige may inspect a tenant's furniture before they move in, inspect luggage when a tenant returns from a trip out-of-town, and inspect any used furniture before it is brought into a building.

When bed bugs are found in a unit: At a minimum, any unit above, below, and on both sides of the suspected bed bug infested unit must also be inspected for bed bugs. The unit, as well as the units surrounding it, must receive treatment for the pests. Treatment can be in the form of heat, freezing, using mattress encasements, vacuuming, steaming, and interception devices. Treatment may take several weeks. Tenants are expected to fully cooperate with the Landlord in this process.