



Garden Village, New Sequoia, Panoramic  
SF, & Panoramic Berkeley  
Terms & Conditions  
University of California, Berkeley

Summer Transition  
UCB Student  
2020

## IMPORTANT INSTRUCTIONS

*Please read carefully*

The University of California, Berkeley Apartment contract shows the unit and room occupancy type to which you have been assigned. This assignment was given to you on the basis of your application and the openings available at the time of the assignment. If you are not interested in this offer, and you do not accept the contract online by the specified deadline, your assignment and application will be **CANCELLED** and your name will be removed from the waiting list.

If you plan to accept this assignment, please read the following instructions carefully before accepting your offer online. This contract is not notification of your admission to the University of California, Berkeley.

### A. APARTMENT CONTRACT

Your contract is a **BINDING LEGAL DOCUMENT**. Please be sure that you read and fully understand the contract which includes these "Terms and Conditions of Residence" and the *Residential Code of Conduct* prior to accepting. The *Residential Code of Conduct* available online at: <https://reslife.berkeley.edu/conduct/residential-code-conduct>.

### B. STUDENTS OVER 18 YEARS OF AGE ONLINE ACCEPTANCE

Students over 18 years of age may accept their housing contracts online and pay the \$300 advance payment by credit card.

### C. STUDENTS UNDER 18 YEARS OF AGE

Applicants who are under the age 18 are required to have a parent or legal guardian accept their summer housing contracts online. Applicants under the age of 18 will not be able to accept their housing contract until a parent or legal guardian has provided their name, provided their relationship to the contract holder, and accepted the Terms & Conditions of this contract through the housing application portal. Parents/Guardians sign and accept responsibility for the terms of the contract until the Resident turns 18. By accepting this form, he/she has read and accepted the terms and conditions of the housing contract as outlined in these Terms & Conditions and agrees to abide by all University and residence hall policies and regulations.

## 1. PERIOD OF RESIDENCE

The Summer Transition, for the purpose of this Summer Transition Contract, shall be for the Summer of 2020, as defined by the official University Summer Calendar for graduate and undergraduate students. This contract shall constitute the period of residence. Apartment contracts accepted for Summer Transition shall be in effect for the accepted contract dates.

## 2. PAYMENTS

You will only be required to submit the \$300.00 Advance Payment when accepting the online Summer Transition Housing contract offer. The Advance Payment is the minimum confirming payment required on a contract. The balance of your housing contract charges will be billed to your CalCentral. It is your responsibility to ensure that payments are received on time or you will be subject to late fines and other sanctions. To request a cancellation of your contract, please follow the "Cancellation of Summer Transition Housing Contract" policy outlined in Section 5 of these "Terms and Conditions of Residence".

If you are a full-time UC Berkeley student receiving Summer Financial Aid you will only be required to submit the \$300.00 Advance Payment along with your accepted online Summer Transition Housing contract offer. The balance of the room and board charges will be billed to your CalCentral bill. Financial Aid recipients' awards will be applied to the CalCentral bill. If you are a full-time UC Berkeley student receiving Summer Financial Aid, and are unable to make the full \$300.00 Advance Payment, you may email the Summer Housing Office at [summerhousing@berkeley.edu](mailto:summerhousing@berkeley.edu) or call (510) 642-5796 to request an advance payment fee waiver.

Any additional miscellaneous charges, which include damage charges and key replacement charges, that may accrue on your account during the Summer are payable on or before August 14, 2020. For incoming or continuing UC Berkeley students, these charges will appear on the CalCentral billing statement. It is your responsibility to pay any charges that you incur. The same deadlines, service charges, and penalties apply to delinquent accounts as detailed above.

If your account becomes delinquent, it may be referred for collection with the assessment of collections costs, late fees and any additional legal costs incurred in collecting the outstanding balance. Notwithstanding any referral to a collection agency, the University retains the right to serve any resident with a Three-Day Notice to Perform Covenant or Quit. In the event that you do not pay the required room and board fees by the established deadline, your contract may be cancelled.

Should your account become delinquent, action will be taken to lapse your status, block registration, withhold the issuance of transcripts, and/or withhold meal service. If meal service is withheld, you will not receive a refund for missed meals due to sanctions. To prevent such sanctions, you should contact the Cal Student Central at 510.664.9181 prior to the payment deadline. According to Federal policy, residents withdrawing from the University who are entitled to a housing refund may have a portion of the refund deducted from their refund check if they received any Federal Financial Assistance. The funds deducted from the refund will be returned to the granting agency.

Late payment penalties are assessed at the rate of \$25 monthly on accounts with a delinquent balance of \$50 or greater. Late fees will continue to be assessed every 30 days and are due the day after they have been assessed. No more than one late fee will be assessed in a 30 day period. Once a student account becomes past due and late fees are assessed you must pay past due charges and late fees to bring the account current.

## 3. FEES

**The apartment rates include a \$50 nonrefundable Programming fee.** This fee is managed by Residential Education on behalf of the residents to support the development and execution of activities, programs and events within the residential community. A portion of each fee is allocated to the Residence Hall Assembly and Hall Associations. Within the allocation for Hall Association, funds are also designated to cover the repair of damages in the common areas caused by residents or residents' guests. Damage charges in excess of the designated amount shall also be billed to the hall association where individual liability cannot be established.

**The University reserves the right to change the fees for housing,** provided the announcement is made 30 days prior to the start of the summer. An increase in fees may not exceed 5 percent of the fees quoted for residence halls for the Summer 2020.

## 4. LIQUIDATED DAMAGES

Liquidated damages are imposed under certain conditions as set forth elsewhere in these "Terms and Conditions of Residence." The resident agrees that the noted liquidated damages are reasonable and are presumed to be the amount of damage sustained by the University because it is impracticable or extremely difficult to fix the actual damage.

## 5. CANCELLATION OF SUMMER CONTRACT

All requests for Cancellation of a Summer Transition contract must be submitted in writing via Summer Cancellation Form to the Summer Housing email ([summerhousing@berkeley.edu](mailto:summerhousing@berkeley.edu)), fax (510-642-4026), or letter (Summer Housing Office, 2610 Channing Way, Berkeley, CA 94720-2288).

**THE RESIDENT REQUESTING CONTRACT CANCELLATION SHALL CONTINUE TO BE LIABLE FOR ROOM AND BOARD FEES UNTIL A REPLACEMENT IS FOUND AND/OR THE REQUEST IS APPROVED BY THE SUMMER HOUSING OFFICE THROUGH A SUMMER APPEAL. THE SUMMER HOUSING OFFICE HAS A PRIMARY RESPONSIBILITY TO FILL ALL UNSOLD SPACES WITH WAITLISTED APPLICANTS, BEFORE APPROVING CANCELLATION REQUESTS, BY ACCEPTING REPLACEMENTS OFF OF THE WAITING LIST.**

In the event of contract cancellation approval, the effective cancellation date will be the date of the University approval. Once a replacement is found and/or the request for cancellation is approved, a Contract Cancellation Fee will be imposed as liquidated damages. A \$300.00 Contract Cancellation Fee will be imposed for cancellation approved before occupancy and \$300.00 Contract Cancellation Fee after occupancy. Occupancy is established when the student signs for and/or takes possession of the room key. The resident agrees that this fee is reasonable and is to cover estimated University damages, which are difficult or impracticable to determine. This liquidated damages charge shall be in addition to the prorated housing fees for which the resident will remain liable until a replacement is found and/or the request for cancellation is approved. A Contract Cancellation Fee shall not be imposed if a resident has been denied admission to the University. Appropriate documentation must be submitted to the Summer Housing Office in the case of non-admission. The Cancellation Fee imposed on the cancelled contract cannot be applied to a new Summer Housing contract.

### A. Contract Cancellation - By the Student

All reasons for requesting cancellation of the Summer Transition Housing contract will be reviewed on an individual basis and you are responsible for room and board fees until a replacement is found, and/or the request is approved. Requests for cancellation will not be considered until the cancellation is requested in writing and you have submitted the appropriate supporting documents.

### B. Contract Cancellation - By the University

The University may cancel the Summer Transition Housing contract and all attendant rights of occupancy upon 30 days notice to the resident. You may be subject to a Three-Day Notice to Perform Covenant or Quit or a Three-Day Notice to Quit for any reason allowed by law, including the following:

1. **If you violate the terms of the Summer Transition Housing contract**, these "Terms and Conditions of Residence", provisions of the "Residential Code of Conduct", incorporated herein by reference (the complete code of conduct can be viewed online at: <http://reslife.berkeley.edu/conduct/residential-code-conduct>), or are found responsible of misconduct.

2. **Conduct.** The University shall have the right to terminate this Contract and require that the Resident vacate the Premises and all University Housing facilities if the University determines that the Resident's conduct is not suitable or appropriate for University Housing. Without limiting the foregoing, the University may exercise its termination rights hereunder if: (i) the conduct or living habits of the Resident or any Permitted Occupants have caused other occupants of the Premises or the Building to vacate or request reassignment to other University Housing; (ii) if the University has received complaints from other occupants of the Premises or the Building attributable to the Resident or Permitted Occupants; or (iii) if the continued occupancy of the Premises by the Resident creates, in the University's sole and absolute discretion, a clear and present danger to other occupants of the Premises or the Building, in which event, upon the request of the University, the Resident shall vacate the Premises entirely on a "same day" basis. Such decisions shall be at the discretion of the Vice Chancellor - Student Affairs, Associate Vice Chancellor - Student Affairs, Director - Residential Education, or Director - Cal Housing. Additionally, the University reserves the right to refer any instances of misconduct or disruptive behavior, including online activity involving electronic mail or social media, attributable to the Resident to the University's judicial procedures for further action.

In the event of contract cancellation by the University, the resident shall continue to be liable for contracted room and board fees until a replacement is found and/or the request is approved by the Summer Housing Office in writing. If an eligible replacement is not found, the resident is financially responsible for the entire balance of the contract.

### C. Contract Cancellation - No Occupancy

If you do not move in within one week of your contract occupancy date for Summer Transition, without previously obtaining approval in writing from the Summer Housing Office of

your intent to move in late, **you will be liable for payment of housing fees until a replacement is found**, at which time your contract will be cancelled and a \$300.00 Contract Cancellation Fee will be imposed.

#### **D. Failure to Move**

If you do not vacate the apartment by the designated date and time of move-out, you will be liable for \$100.00 per day liquidated damages in addition to a prorated housing fee until you actually move out. There can be no flexibility on the move-out time.

### **6. RESIDENT MAINTENANCE**

Residents must agree to maintain the residence unit in a clean, safe, sanitary conditions and, upon cancellation of residence, leave said premises in a clean and orderly condition as determined by University. You accept responsibility for promptly notifying University of all conditions that require repair.

### **7. USE**

Assigned space is for residential purposes only and may not be used in any manner other than as a personal residence. Activities of business or commercial nature are not permitted on University property. Resident shall not pursue any business in their room/apartment or on the premises. Resident may not inscribe or affix any sign, advertisement, or notice on any part of the inside or outside of the buildings or premises in connection with any business or service.

### **8. PARKING**

There are not enough parking spaces for all of the faculty, staff and students who work and study at the University of California, Berkeley. A limited number of parking spaces will be allocated to residents on the basis of demonstrated compelling need. Permits will be issued, on the sole discretion of the University, based upon consideration of medical needs, job requirements, academic needs, or other extenuating circumstances. An application is online at: [pt.berkeley.edu/parking/student](http://pt.berkeley.edu/parking/student)

### **9. RESIDENTIAL CONDUCT POLICIES**

In addition to the University Policies and Regulations, residential community members are also responsible for adhering to Residential Conduct Policies. The Department of Residential and Student Service Programs has been granted authority by

the Office of the Dean of Students to adjudicate violations of the Residential Conduct Policies as stated in the Residential Code of Conduct which is incorporated herein by reference. The Guide is available online (in the right column) at: <https://reslife.berkeley.edu/conduct/residential-code-conduct>

**Residents are accountable for adhering to residential conduct policies within all property of the University of California** deemed as residential living facilities, including residence halls, apartments, dining commons, unit administrative buildings, and contiguous areas, unless otherwise noted in a specific policy. **See Residential Code of Conduct** which outlines actions that are prohibited.

The University reserves the right to make other rules and regulations as in its judgment may be necessary for the safety, care, and cleanliness of the premises and for the preservation of the educational function of the University. The Resident agrees to abide by all additional rules and regulations that are adopted. Violations of these rules and regulations may become the basis for disciplinary action.

### **10. TRANSFER POLICY**

The university has the right to deny transfer requests over the Summer of 2020. Summer housing has a strict no transfer policy that is enforced if Resident has already received room key and checked into their room.

### **11. MISCELLANEOUS**

#### **A. Relocation/Reassignment**

The Contract agreement does not promise or guarantee you an assignment to any particular room or suite in the residence hall or with a specific roommate(s). The University may require you to move to another room, suite or hall within the University's reasonable discretion. Any Resident residing in a room with special modifications or accessibility for persons with disabilities may be transferred to another room should the need arise for the modified room. In all instances except emergencies, reasonable notice shall be given. The University reserves the right to use all residence halls during the Semester Break as defined by the official University Academic Calendar.

The University may require a Resident to move to a different housing unit for reasons such as, but not limited to, i) maintenance or closure of an area, ii) changes of use in space, iii) crisis, safety or emergency situations, iv) Resident conduct code violations, v) unresolvable incompatibility of roommates, and vi) occupancy management needs.

### **B. Temporary Housing Space**

The University shall have the right, at its sole and absolute discretion, to make a temporary housing assignment for the Resident if the University deems such an assignment necessary or desirable. If and when the University assigns the Resident to a long-term residence, the Resident shall be obligated to enter into a new housing contract for such long-term residence, and from and after the date of such long-term residence assignment, the Resident shall be obligated to pay the Residence Fees applicable to such long-term residence. Residents of a temporary housing space agree to comply with the terms of the Temporary Space Addendum, which are incorporated by reference herein.

### **C. Reassignments Due to Conduct**

The University may reassign the Resident or other Permitted Occupants if the University deems it necessary or desirable in order to protect the ability of other occupants of the premises (or the building) to enjoy a reasonably orderly living and academic environment, or to protect the health and safety of such other occupants. Without limiting the foregoing, the University may exercise its reassignment rights hereunder if: (i) the inappropriate conduct or living habits of the Resident or any Permitted Occupants have caused other occupants of the Premises or the Building to vacate or request reassignment to other University Housing; or (ii) if the University has received legitimate complaints from other occupants of the premises or the building attributable to the behavior of Resident or Permitted Occupants.

Such decisions shall be at the discretion of the Vice Chancellor - Student Affairs, Chief Operating Officer- Residential Student Service Programs, Director - Residential Life, or Director - Cal Housing. Additionally, the University reserves the right to refer any instances of misconduct or disruptive behavior attributable to the Resident to the University's judicial procedures for further action. Pending the outcome of any such University disciplinary procedure, the University may require the Resident to be reassigned to other University Housing.

### **D. Legal Fees**

Following any Event of Default/unlawful detainer proceedings, the University may exercise any and all legal and/or equitable rights against the Resident, including without limitation the right to recover all damages resulting from such Event of Default. The Resident hereby expressly acknowledges and agrees that any sums owing to the University by the Resident as a result of any Event of Default by the Resident may in the University's discretion, be billed to the Resident's Cal Central account, which shall be subject to payment on such terms and conditions as are generally established by the University, or billed directly to the Resident. The Resident agrees to pay all costs, including collection costs, court costs and fees, and at-

torney fees incurred by the University in the collection of any money due under this contract, and/or the enforcement of any of the terms and conditions of this contract, and/or any unlawful detainer actions in which the University is the prevailing party.

In the event the University prepares a Notice to Pay Rent/Perform Covenant due to the Resident's failure to pay rent or perform a covenant of this agreement and (1) the Resident pays said rent or performs said covenant or (2) the University agrees to rescind such Notice, the Resident agrees to pay the University \$50.00 as liquidated damages to cover the administrative costs involved in the preparation and service of said notice.

**E. The University shall provide all utilities**, i.e. gas, electricity, water, refuse disposal, and elevator service, but cannot assume responsibility or liability for disruption of these services. Pursuant to Civil Code section 1941.1, the University is responsible for installing one usable telephone jack and for placing and maintaining the inside telephone wiring in good working order in residential dwellings. The resident may choose to activate their in-room telephone service for a fee. To activate the telephone service, the Resident will need to contact the University's Residence Telephone Services office at 510.664.9000.

**Panoramic Berkeley:** The University shall provide up to \$100 per unit per month coverage of utilities including electric, gas, water and refuse collection services. Residents are responsible for monitoring and limiting their utility usage in an effort to conserve. Unit overages beyond \$100/month are the Resident's financial responsibility, and will be billed to the Resident's CalCentral or Housing Portal account. The University or Owner does not assume responsibility for disruption of these services.

**F. Cleaning Services.** The University agrees to provide cleaning service for the common areas (lounges, hallways, and bathrooms) of each residence hall.

**G. Excessive Lockout.** Lockouts considered excessive may be subject to a progressive fee per lockout.

**H. Residential Life personnel may enter your room or suite for any reason set forth in the *Residential Code of Conduct***, for any reason allowed by law, and for the following reasons: cleaning, maintenance, and repairs; ensuring compliance with health and safety regulations; and in the event of an emergency, building evacuation, or abandonment of the room or suite by either you or your roommate(s).

**I. The University does not provide insurance or financial protection;** assume any responsibility or liability for any loss

or damage or destruction to the resident's private property, nor for articles left after vacating the premises. The resident shall utilize all security measures provided by the University. The University shall not be held responsible or liable for your possessions or accommodation if an assigned space is rendered uninhabitable due to circumstances beyond the reasonable control of the University, including acts of nature, e.g., flood, earthquake, and unusual weather conditions. The University also reserves the right to make special room assignments to accommodate those conditions. The University of California recommends that Residents consider purchasing renters insurance if living away from home. Renters insurance is not mandatory, and may be purchased from any source. As a service to assist Residents who wish to acquire renters insurance, UC has partnered with GradGuard to provide a renters insurance option for UC students to shop for coverage directly. To sign up for renters insurance visit [gradguard.com](http://gradguard.com)

Features include:

- Deductibles as low as \$100
- Replacement cost coverage: lost or stolen items will be covered for the cost to replace them
- Worldwide coverage
- Electronics coverage, up to the policy limits
- Policies can be shared by roommates

For pricing and coverage details, please visit [gradguard.com](http://gradguard.com). GradGuard is a service of Next Generation Insurance Group LLC, a licensed insurance producer. Renters Insurance is underwritten by Markel American Insurance Company, Waukesha, WI. The advertised product is not available in AK, CT, FL, MD, and RI. Other program options are available for these states. Claims and coverage subject to policy, language, limits, and exclusions.

**J. If you should contract a communicable disease,** you may be required to leave the residence hall until you are no longer contagious. This is due to the hazard of infecting others in the residence hall environment. The University may, upon thirty (30) days written notice, change any of the terms of this agreement.

**K. PESTS.** Each resident is responsible for ensuring that all items brought into the residences are free of pests- including clothing, bedding, suitcases, backpacks, packing materials, and other belongings. In the event the Resident discovers or suspects a pest problem, Resident agrees to immediately seek University assistance by placing a maintenance request ([maintenance.housing.berkeley.edu](http://maintenance.housing.berkeley.edu)). Resident shall not attempt to treat a problem or arrange for any third-party to perform treatment.

If an infestation does occur, Resident must follow the treatment protocol (including preparing room and personal belongings) as instructed by the University. Failure to strictly comply with the prescribed treatment protocol may result in the Resident being liable for the costs associated with the remediation. Residents are advised to avoid buying or receiving used items, including but not limited to mattress pads or covers, due to possible pest infestation. Resident owned items that are discovered to have pests must be permanently removed or treated and re-inspected by a trained professional before being returned to University premises.

In the event pests are introduced to the unit by the Resident or the Resident's roommate(s) and are deemed by the University to be a hazard to health conditions in and the safety of the surrounding units, Resident and Resident's roommate(s) will be liable financially for eradication measures, including but not limited to, pest control and furniture and/or carpet replacement. The University reserves the right to cancel this Contract upon service of a Three-day (3-day) Notice to Quit to address any infestation issues. In the event the University serves such a notice the University is not liable for identifying, obtaining or paying for alternate housing; rather, the foregoing is the Resident's and Resident's Roommate(s) responsibility and liability.

**L. MOLD AND MILDEW** occurs naturally in the environment, and can be injurious to one's health. The Resident acknowledges that the Resident has inspected the premises at the outset of tenancy, and has found no signs of moisture, mold or mildew therein. Residents are required to take steps to control the growth of mold and mildew by keeping the premises clean and well-ventilated, particularly when showering, bathing, or washing dishes or clothes. Residents are required to notify Cal Housing promptly about the existence of visible mold or mildew, and/or water leakage or overflow in or about the premises. Residents must also promptly notify the University of any malfunction of ventilation or heating systems. Each Resident is expected to keep their room in a clean and habitable condition, and shall be liable for any injuries or damages that may result from any negligent performance of the foregoing duties.

**M. CONSTRUCTION AND RENOVATION.** Construction of academic or residential buildings on the UC Berkeley campus may be scheduled for the term of this contract in the vicinity of the residence halls or apartments. Capital improvement and other major housing construction or repair projects will necessarily cause increased noise and dust in affected and nearby residences at certain times. There is the possibility of both planned and unplanned utility shutdowns and access to certain facilities, streets, parking lots, walking, and bike pathways may be limited, rerouted, or completely restricted. The

University will work with building contractors to make every effort to minimize construction inconveniences. By agreeing to this contract, the Resident acknowledges notice of the possibility of scheduled construction and access limitations, and acknowledges that there will be disturbances, disruptions, and inconveniences resulting from such constructions and has agreed to such. The Resident also acknowledges that increased noise, dust, potential reassignment, or loss of parking spaces related to construction or renovation are not grounds for transfer or cancellation of this Contract.

#### **N. TOBACCO AND MARIJUANA FREE CAMPUS**

Beginning January 2014, the University of California, Berkeley became a smoke-free campus. Smoking is prohibited on all University property. Learn more here:

<http://www.tobaccofree.berkeley.edu/>

UC Berkeley is a federally funded institution and adheres to federal laws and regulations governing the use, possession, and distribution of marijuana. As such, use, possession, or distribution of marijuana on University premises, including the Residence Halls and University Apartments, is prohibited. To learn more, Residents may consult the *Residential Code of Conduct* at <http://reslife.berkeley.edu/conduct/residential-code-conduct>

#### **O. MIXED USE BUILDING**

While the majority of Nexus Apartments are made up of UC Berkeley students, it will also include a handful of non-UC Berkeley student apartments. UCB student apartments could neighbor apartments occupied by non-UC Berkeley students. Only UCB residents can live in the apartments assigned by and managed by Cal Housing. Shared community spaces (lounges, laundry rooms, decks, courtyards, bike rooms, etc.) may be used by any resident of the complex including UCB student or non-student residents.

#### **P. MICROFRIDGE**

Personal microwaves and refrigerators are not allowed.

**Q. NON-DISCRIMINATION:** The University does not discriminate on the basis of race, color, national origin, religion, sex, gender, gender identity and gender expression, disability, medical condition, ancestry, marital status, age, sexual orientation, citizenship, or service in the uniformed services.

**R. CERTIFICATION:** Resident certifies that statements made in connection with this Contract are true and correct and that the Resident has read, understands, and agrees to comply with the terms and conditions of this Contract. Any false statements made by Resident on this Contract or in connection with it will result in immediate cancellation or termination of this Contract.

**S. MISREPRESENTATION:** Resident agrees that any false statements made on this Contract may result in UC Berkeley's termination of the Contract.

**T. NOTICE: Regarding Civil Code Related to Sex Offenders:** Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Website 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 the offender resides.

**U. NOTICE: Regarding Civil Code Related to Rights and Obligations Pertaining to Bed Bugs:** Pursuant to Section 1954.603 of the Civil Code, notification regarding rights and obligations pertaining to bed bugs must be provided to the Resident. Resident agrees to comply and cooperate with the University regarding the prevention, reporting, and treatment of bed bug infestation.

(a) Appearance: Bed bugs have six legs. Adult bed bugs have flat bodies about ¼ of the inch in length. Their color can vary from red to 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 become 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.

(b) 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.

(c) 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.

(d) Common Signs and Symptoms of Possible Bed Bug Infestation: Small red to reddish brown fecal spots on mattresses, box springs, bed frames, 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, though some people do not show bed bug lesions on their bodies though bed bugs may have fed on them.

(e) Information regarding Cal Housing's protocol addressing bed bugs prevention, response, and treatment may be found at <http://www.housing.berkeley.edu/bedbugs>. Additional information may be found on the websites of the United States Environment Protection Agency ([www.epa.gov](http://www.epa.gov)) and the National Pest Management Association ([www.npmapestworld.org](http://www.npmapestworld.org))