

SMOKE AND CARBON MONOXIDE DETECTOR ADDENDUM

This Addendum is made and entered into between _____,
("Landlord") and _____,
("Tenant(s)"). This Addendum is incorporated into the original Lease Agreement
signed on: _____.

Tenant(s) is renting from Landlord the Property located at:

Hereinafter, these individuals are known collectively as the "Parties."

TERMS. The purpose of this Addendum is to ensure the proper working order of smoke and carbon monoxide detectors on the Property at all times. The Tenant(s) hereby agrees and confirms that the smoke and carbon monoxide detector(s) installed within the Property are, as of this date, in proper working condition. To ensure the smoke and carbon monoxide detectors continue functioning properly, the Tenant(s) hereby agrees to the following:

1. The premises were delivered to the Tenant(s) with installed and functional smoke and carbon monoxide detector devices.
2. Tenant(s) acknowledges that the smoke and carbon monoxide detectors have been tested, are in proper working condition, and their operation was explained by the Landlord. Tenant(s) shall perform the recommended testing once per month to ensure the smoke and carbon monoxide detectors are operating correctly.
3. Tenant(s) shall inform the Landlord immediately of any malfunction or failure of either device.
4. (Tenant Initial) _____ Tenant(s) acknowledges that the devices are battery operated and it shall be each Tenant's responsibility to:
 - a. Ensure the battery is operating correctly at all times
 - b. Replace batteries at a minimum of once per year (unless otherwise provided by law)
 - c. Notify the landlord immediately if either device stops working (after replacing the batteries)

5. In accordance with the law, Tenant(s) shall allow the Landlord access to the unit to ensure that all required smoke and carbon monoxide detectors are in proper working order or to conduct necessary maintenance, repairs, or replacements.
6. Tenant(s) will be charged for any smoke or carbon monoxide detectors that are broken or missing (including batteries).

LANDLORD/TENANT ACKNOWLEDGMENT. By signing below, the following parties acknowledge and agree to the information above. Failure to sign and return this addendum will result in the termination of this agreement.

Landlord's Signature _____ Date _____

Tenant's Signature _____ Date _____

Tenant's Signature _____ Date _____

Agent's Signature (if used) _____ Date _____