

SMOKE ALARM & CARBON MONOXIDE ALARM AGREEMENT

This Agreement is entered into as of the undersigned date by and between

_____, Owner/Landlord,
and _____

_____, Resident(s) of
the premises located at _____,
unit # _____ (if applicable), City, _____ California _____.

Owner/Landlord, and, Resident(s) mutually agree as follows:

1. This Agreement is an addendum to, and part of, the Agreement to Rent or Lease between Owner/Landlord, and, Resident(s);
2. To the extent required by law, the premises described above are equipped with smoke alarm(s) and carbon monoxide detector/alarm(s) (hereinafter the "Device" or "Devices");
3. Resident(s) acknowledges that the Device(s) were tested in the presence of Resident(s) and the Devices(s) are working properly;
4. Resident(s) acknowledge that Resident(s) shall perform the manufacturer's recommended test at least once weekly to determine whether the Device(s) are working properly;
5. Resident(s) understands that the Devices are battery operated and it shall be each Resident(s) responsibility to:
 - a. Ensure that the battery is in operating condition at all times;
 - b. Replace the battery as needed, (unless otherwise provided by law); and
 - c. Notify the Owner/Landlord immediately in the event the Device malfunctions or fails to operate after the battery has been changed.
6. Resident(s) must inform Owner/Landlord immediately in writing of any defect, failure, or malfunction of the Device;
7. Resident(s) shall not tamper with, deface, alter, disconnect, or damage the Devices and shall take responsible care to ensure the Devices remain operational;
8. In accordance with California law, Resident(s) shall permit Owner/Landlord access to the rental unit to inspect and/or repair or replace the Devices and as otherwise provided by Civil Code §1954.

Date

Resident

Date

Resident

Date

Resident

Date

Resident

Date

Owner/Landlord/Agent for Owner/Landlord