



Guardian Property Management

ADDENDUM #5 TO RESIDENTIAL RENTAL CONTRACT

SMOKE AND CARBON MONOXIDE DETECTORS

This Addendum is attached to and a part of the Residential Rental Contract dated _____ between _____ (hereafter referred to as “Owner”), through Guardian Property Management (hereafter referred to as “Agent”), and _____ (hereafter referred to as “Tenant”) of the real property commonly known as _____ hereby agree to the following:

1. The premises were delivered to Tenant with installed and functional smoke and carbon monoxide detector devices as required by local law.
2. Tenant will test the smoke and carbon monoxide detectors within twenty-four (24) hours after occupancy and inform Agent immediately if the detectors are not in working order. Tenant understands that in order to test the smoke detector, it is necessary to push the “test” button on the detector for about five (5) seconds. To be operating properly, the alarm will sound when button is pushed.
3. Tenant understands that if the smoke and carbon monoxide detectors are battery operated, it shall be the Tenant’s responsibility to: (a) ensure that the battery is in operating condition at all times; (b) replace the battery as needed except where the alarm is a tamper-resistant, 10-year lithium battery smoke alarm; and (c) if after replacing the battery, the smoke and carbon monoxide detectors do not work, inform the Agent immediately in writing.
4. Tenant must inform the Agent immediately in writing of any known defect, malfunction or failure of any detectors.
5. In accordance with the law, Tenant shall allow Agent access to the premises for the purpose of verifying that all required smoke and carbon monoxide detectors are in place and operating properly or to conduct maintenance service, repair or replacement as needed.
6. Tenant will be charged for any missing or broken smoke or carbon monoxide detectors at time of vacancy.

Tenant: _____ Date: _____

Tenant: _____ Date: _____

Agent: _____ Date: _____