



NON STANDARD RENTAL PROVISION SMOKE AND CARBON MONOXIDE DETECTORS

A. ADDENDUM	<ol style="list-style-type: none"> 1. This addendum is incorporated into Tenant’s Residential Rental Agreement. If there are any conflicts between the terms and conditions of this addendum and those contained in the Residential Rental Agreement, the terms and conditions of this addendum shall be controlling. 2. The Nonstandard Rental Provisions Smoke and Carbon Monoxide Detectors listed herein are part of your <i>Rental Agreement</i>. Tenant agrees to and accepts each initialed provision listed herein.
B. TENANT(S) AGE 18 AND OVER	<p>Adult Tenant 1</p> <p>Adult Tenant 2</p> <p>Adult Tenant 3</p> <p>Adult Tenant 4</p> <p>Adult Tenant 5</p>
C. PROPERTY ADDRESS	<p>Address</p> <p>Unit</p> <p>City</p> <p>State</p> <p>Zip Code</p>
D. SMOKE DETECTORS	<ol style="list-style-type: none"> 1. <i>Smoke kills more people in residential fires than the flames. Smoke alarms detect the presence of smoke even before you can see it or smell it, especially when flames might not be in your line of sight</i> 2. SMOKE DETECTORS: The building owner (Landlord) shall install functional smoke detectors in the Premises (unit), and in any common areas, as required by law. If the occupant of such Premises (Tenant), or any government inspector, gives written notice to Landlord that a smoke detector is not functional, Landlord shall provide, within 5 days after receipt of the notice, any maintenance necessary to make that smoke detector functional.

<p>E. TENANT RESPONSIBILITIES</p>	<p>1. Tenant Responsibilities: <u>Tenant shall maintain the smoke detectors in the Premises (unit).</u> Upon discovery that a smoke detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance necessary to make that smoke detector functional or provide Landlord with written notice regarding the required maintenance.</p>
<p>F. CARBON MONOXIDE DETECTORS</p>	<p>1. <i>Carbon monoxide is a gas created by incomplete burning of fuels. Carbon monoxide is colorless, odorless, and tasteless, but highly toxic. It can build up over time, with unrecognized symptoms such as headaches, nausea, disorientation, or irritability eventually building to unconsciousness and fatal poisoning. Carbon monoxide alarms warn of the gas before it reaches dangerous levels. Examples of some carbon monoxide sources are garages, heaters, fireplaces, furnaces, appliances or cooking sources using coal, wood, oil, kerosene, or other fuels. Electric appliances are not carbon monoxide sources.</i></p> <p>2. CARBON MONOXIDE DETECTORS: The building owner (Landlord) shall install functional carbon monoxide (CO) detectors in the Premises and in any common areas, as required by law. Any CO detectors in the Premises shall be maintained by Landlord if the Premises is in building with three or more units. If the occupant of such Premises (Tenant), or any government inspector, gives written notice to Landlord that a CO detector is not functional or has been removed, the Landlord shall repair or replace the nonfunctional or missing CO detector within 5 days after receipt of the notice.</p>
<p>G. TENANT RESPONSIBILITIES</p>	<p>1. Tenant Responsibilities: Premises in One – or Two Family Dwelling: <u>Tenant shall maintain the CO detectors in the Premises.</u> Upon discovery that a CO detector in the Premises requires maintenance, Tenant agrees to immediately either provide any maintenance necessary to make that CO detector functional or provide Landlord with written notice regarding the required maintenance.</p> <p>2. Tenant Responsibilities: Premises in a Building with Three or More Units: Upon discovery that a CO detector in the Premises is not functional or has been removed, Tenant agrees to immediately provide Landlord with written notice regarding the non-functioning or missing CO detector.</p>

READING/UNDERSTANDING: By signing and dating below, each Tenant acknowledges they have received and carefully read this Notice.

TENANT(S)

DATE

Tenant 1 _____

Tenant 2 _____

Tenant 3 _____

Tenant 4 _____

Tenant 5 _____

LANDLORD/AGENT on behalf of Blue Frog Property Management, LLC DATE