

# Keys & Smoke/Carbon Monoxide Alarms — Addendum

This agreement is an addendum & part of rental agreement dated \_\_\_\_\_ between Richard & Vicki Harrison, hereby known as Owner and \_\_\_\_\_ hereby known as Resident(s) for the premises located at \_\_\_\_\_ Shell Beach, CA 93449.

Resident has received the following number of keys & Smoke/Carbon Monoxide Alarms w/new batteries:

Smoke Alarms:	<u>04</u>	Initial _____ & _____
Smoke/Carbon Monoxide Alarms:	<u>01</u>	Initial _____ & _____
Front Door Entrance Keys:	<u>02</u>	Initial _____ & _____
U.S. Postal Mail-box Keys:	<u>01</u>	Initial _____ & _____
Other keys: _____	<u>00</u>	Initial _____ & _____

- A. Tenant(s) acknowledges receipt of the keys referred to above for the premises indicated.
- 1) Tenant(s) has also given a key deposit, which is part of the Rental Security Deposit.
  - 2) Loss of any keys should be reported immediately to the landlord or manager.
  - 3) It is understood that the tenant will not add any additional locks or make any lock changes or additional keys without the landlord's specific written permission.
  - 4) It is further understood that if the resident is permitted to re-key or adds/changes the locks, a set of new keys will immediately be given to the landlord.
  - 5) At the end of the rental relationship, and once keys are returned, key deposit (included in Rental Security Deposit) will be returned within 21-days, as long as; all keys returned, locks have not been damaged or changed.
- B. Tenant(s) acknowledges receipt of installed & functional Smoke/Carbon Monoxide & Smoke Detector Alarms with new batteries.
- 6) Tenant(s) acknowledges the smoke & carbon monoxide detectors were tested; their operation explained by Owner/Landlord at the time of initial occupancy and that the detectors in the unit/home were working properly at that time. Tenant shall perform the manufacturers recommended tests to determine if the smoke & carbon monoxide detectors are operating properly at least once a month.
  - 7) \_\_\_\_\_ (Tenant(s) Initial) — IF DEVICE(S) ARE BATTERY OPERATED: By initialing as provided, each Tenant understands that device(s) are battery operated unit(s) and it shall be each Tenant's responsibility to:
    - a) Ensure the battery is in operating condition at all times;
    - b) Replace batteries as needed (unless otherwise provided by law);
    - c) Notify the landlord in writing immediately if, after replacing the battery, the device(s) does/does not work.
  - 8) Tenant(s) shall inform Owner/Landlord immediately in writing of any defect, malfunction or failure of detectors.
  - 9) In accordance with the law, Tenant shall allow Owner/Landlord 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.
  - 10) Tenant will be charged for any missing or broken smoke or carbon monoxide detectors including batteries.
    - a) \$100.00 Replacement cost for Smoke/Carbon Monoxide Alarms (Hardwired)
    - b) \$ 50.00 Replacement cost for Smoke Alarms (Battery Operation)
    - c) \$ 10.00 Replacement cost for batteries

**California Penal Code Section 148.4** makes it a crime for any person to tamper with fire protection equipment. Disconnecting a smoke detector, removing the battery from a smoke detector, or removing the smoke detector is a violation of California Penal Code Section 148.4 and is punishable by a fine of up to \$1,000.00, and up to 6 months in jail.

**The resident acknowledges receipt of the copy of this statement:**

Resident (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident (s) Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Rental Owner/Management Signature: \_\_\_\_\_ Date: \_\_\_\_\_

