



COLORADO APARTMENT ASSOCIATION



SMOKE DETECTOR ADDENDUM

THIS ADDENDUM shall become a part of the lease or rental agreement ("Agreement") for Apartment No. _____ ("Unit"), at _____ Apartments ("Project") between _____ as "Owner", and _____ as "Resident", whether one or more.

- Smoke Detector.** Resident acknowledges that as of this date, the Unit is equipped with one or more smoke detectors; that Resident has inspected the smoke detector(s); and that Resident finds it/ them to be in good working order.
- Repairs.** RESIDENT AGREES THAT IT IS HIS/HER DUTY TO REGULARLY TEST THE SMOKE DETECTOR(S) AND AGREE TO NOTIFY OWNER IMMEDIATELY IN WRITING OF ANY PROBLEM, DEFECT, MALFUNCTION OR FAILURE OF THE SMOKE DETECTOR(S). WITHIN SEVEN (7) DAYS OF RECEIPT OF SUCH WRITTEN NOTIFICATION BY OWNER, OWNER SHALL REPAIR OR REPLACE THE SMOKE DETECTOR(S), ASSUMING THE AVAILABILITY OF LABOR AND MATERIALS. RESIDENT AGREES TO ALLOW THE OWNER TO INSPECT AND TEST THE SMOKE DETECTOR(S) EVERY SIX MONTHS.
- Maintenance.** RESIDENT AGREES TO NOTIFY THE OWNER IF AT ANY TIME THE EXISTING BATTERY BECOMES UNSERVICEABLE.
- Replacement.** RESIDENT AGREES TO REIMBURSE OWNER, UPON REQUEST, FOR THE COST OF A NEW SMOKE DETECTOR(S) AND THE INSTALLATION THEREOF IN THE EVENT THE EXISTING SMOKE DETECTOR(S) BECOMES DAMAGED BY RESIDENT OR RESIDENT'S GUESTS OR INVITEES.
- Entire Agreement.** The parties hereto acknowledge that this written addendum is the entire agreement of the parties relative to the smoke detector(s) in the above referenced unit. Any agreement that in any way varies the terms of this Addendum shall be unenforceable and completely void unless such agreement is in writing and signed by both parties. This Addendum is valid only for members of the COLORADO APARTMENT ASSOCIATION.
- Term.** The term of this Addendum shall be the same term as Agreement or any renewal or extension of Agreement.

Executed this _____ day of _____,

Resident(s)
(All residents must sign)

Owner or Owner's Representative

PLEASE READ THIS ADDENDUM, IT PLACES A DUTY UPON THE RESIDENT TO REGULARLY TEST THE SMOKE DETECTOR(S) AND TO REPORT ALL MALFUNCTIONS OF THE SAME TO THE OWNER IN WRITING.