

CARBON MONOXIDE AND SMOKE DETECTOR ADDENDUM

This Carbon Monoxide and Smoke Detector Addendum (this "Addendum") is made on _____, by and between _____ ("Landlord") and _____ ("Tenant"), for the premises located at _____ (the "Premises").

This Addendum modifies the lease agreement between the parties dated _____, 20__ in which Tenant leased the premises located at _____

This building **does not** contain carbon monoxide and/or smoke detectors

This building **contains** carbon monoxide and/or smoke detectors.

The following locations within the Premises are known to have working carbon monoxide and/or smoke detectors:

The following locations within the Premises are known to have malfunctioning or inoperable carbon monoxide and/or smoke detectors:

Pursuant to Title 38 Article 45 § 104 (3) of Colorado Revised Statutes, the Landlord agrees to all of the following:

- (1) Provide the Tenant at the time they take residence at the Premises with any batteries necessary to make the carbon monoxide and/or smoke detector alarms operational.
- (2) Replace, if notified in writing by the Tenant, any carbon monoxide and/or smoke detector alarm that was stolen, removed, found missing, or found not operational during the Tenant's occupancy, and remain responsible for the maintenance, repair, or replacement of a carbon monoxide and/or smoke detector alarm, or the care and replacement of batteries for such an alarm, for which the Tenant cannot correct.

Pursuant to Title 38 Article 45 § 104 (4) of Colorado Revised Statutes, the Tenant agrees to all of the following:

- (1) Keep, test, and maintain all carbon monoxide and/or smoke detector alarms in good repair.
- (2) Notify the Landlord, in writing, if any carbon monoxide and/or smoke detector alarm that was stolen, removed, found missing, or found not operational during the Tenant's occupancy, and remain responsible for the maintenance, repair, or replacement of a carbon monoxide and/or smoke detector alarm, or the care and replacement of batteries for such an alarm, for which the Tenant cannot correct.
- (3) Allow the Landlord to enter the Premises for the purpose of installing, repairing, testing, and maintaining carbon monoxide and/or smoke detector alarms.

No person shall remove batteries from, or in any way render inoperable, a carbon monoxide and/or smoke detector alarm, except as part of a process to inspect, maintain, repair, or replace the alarm or replace the batteries in the alarm.

The undersigned hereby acknowledges receipt of a copy of this statement.

SIGNATURES

Signature of Landlord

Signature of Tenant

Signature of Guarantor

Date Signed

Date Signed

Date Signed