Smoke Detector Agreement

THIS AGREEMENT is formed and entered into between **FRANCIS PROPERTIES** ,

"Owner" and _____ , "Resident(s)"

OWNER AND RESIDENT(S) MUTUALLY AGREE AS FOLLOWS:

1. Resident(s) have leased from Owner the premises known as:

   _____ Unit # _____ (if applicable)

   in the City of _____ , State of California _____

2. This Agreement is an Addendum and part of the Rental Agreement/Lease Contract between Owner and Resident(s).
3. The premise(s) is (are) equipped with smoke detection device(s).
4. Resident(s) acknowledges the smoke detection device(s) was (were) tested and its operation explained by Owner or Agent for Owner in the presence of Resident(s) at time of initial residency and the detector(s) was (were) operating properly at that time.
5. Resident(s) shall perform the manufacture's recommended test at least once per week to determine if the smoke detector(s) is (are) operating properly.
6. Each Resident understands that said smoke detector(s) and alarm is battery-operated, and it shall be each Resident's responsibility to:
   a. Ensure that the battery is in operating condition at all times;
   b. replace the battery as needed (unless otherwise provided by law); and
   c. if, after replacing the battery, the smoke detector(s) does (do) not work, to inform the Owner or Agent for Owner immediately.
7. Resident(s) must inform Owner or Agent for Owner immediately in writing of any defect, or malfunction failure of any detector(s).
8. In accordance with California law, Resident(s) shall allow Owner or Agent for Owner access to the rental unit to inspect the smoke detectors and as otherwise provided by Civil Code 1954.

Date	Resident
Date	Resident
Date	Agent for Owner **Kapu Lit** **General Manager**

Francis Properties
(530) 892 0664