



Carbon Monoxide Addendum

Carbon monoxide is an odorless, colorless, and toxic gas. Because it is impossible to see, taste, or smell the toxic fumes, carbon monoxide can kill you before you are aware it is in your home. At lower levels of exposure, carbon monoxide causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea, and fatigue. The effects of carbon monoxide exposure can vary greatly from person to person depending on age, overall health, and the concentration and length of the exposure. In order to assure resident safety and to comply with Idaho State Law, Tenant and Landlord enter into the following agreement:

THIS CARBON MONOXIDE ADDENDUM DATED _____, will become part of the original lease or rental agreement between landlord and tenant for the residence located at:

Street Address: 520 Yale Ave. Apartment #:

City, State and Zip: Rexburg, ID 83440

Carbon Monoxide (CO) Detector(s)

- 1 – Tenant(s) acknowledge that as of the date of this addendum and lease agreement, the residence is equipped with 1 # of CO Detector(s).
- 2 – CO Detectors are HARD WIRED W/ BATTERY BACKUP BATTERY OPERATED
- 3 – Tenant has inspected the CO detector(s) and finds it/them to be in proper working condition.

Repair and Maintenance

- 1 – Tenant agrees that it is Tenant's duty to regularly test the CO detectors(s).
- 2 – Tenant agrees to replace the CO detector(s)' battery, if any, at any time the existing battery becomes unserviceable. Tenant agrees to keep one extra battery for each CO detector on the premises.
- 3 – Tenant agrees to notify the property manager immediately, in writing, of any problem, defect, malfunction, or failure of the detector(s). If after replacing the battery, the CO detector will not operate, Tenant must immediately inform the Landlord of this fact.

Replacement

Tenant agrees to reimburse Landlord for the cost of CO detector(s) and the cost associated with replacement and/or installation thereof in the event the existing CO detector(s) become damaged or removed by Tenant or Tenant's guest or invitees.

DISCLAIMER

YOU ACKNOWLEDGE AND AGREE THAT OWNER/LANDLORD IS NOT THE OPERATOR, MANUFACTURER, DISTRIBUTOR, RETAILER, OR SUPPLIER OF THE SMOKE AND CARBON MONOXIDE DETECTOR(S). TENANT SHALL BE RESPONSIBLE FOR LOSS, COSTS, DAMAGES, OR INJURIES TO PERSON OR PROEPRTY RESULTING FROM (1) TENANT'S FAILURE TO REGULARLY TEST THE CO DETECTOR(S); (2) TENANT'S FAILURE TO NOTIFY LANDLORD OF ANY PROBLEM, DEFECT, MALFUNCTION OR FAILUREE OF THE CO DETECTOR(S); (3) THEFT OF THE CO DETECTOR(S) OR REMOVAL OF ITS/THEIR BATTERY/BATTERIES; (4) TENANT'S FAILURE TO COMPLY WITH THE TERMS OF THIS ADDENDUM.

Entire Agreement

Tenant Initials _____



The parties acknowledge that this CARBON MONOXIDE ADDENDUM is the entire agreement of the Tenant and Landlord relative to the CO detector(s) in the above referenced residence.

Amendments

Changes to any part of this agreement must be made in writing and signed by both the Landlord(s) and Tenants(s).

Duration

The term of this Addendum shall be for the same term as any lease or rental agreement between the parties, or the period during which the Tenant occupies the premises, whichever is longer.

Acknowledgement

Tenant Acknowledges that he/she/they have read this addendum and it places a duty upon me/us to regularly test the smoke and carbon monoxide detector(s) and report all malfunctions of the same to: Aspen Village Rexburg I LLC, Landlord(s), in writing.

IN WITNESS WHEREOF, the undersigned have read, understand, and executed this agreement on the dates shown below, and confirm they have received a copy of this agreement:

Tenant _____ Date _____

Agent for Owner _____ Date _____

Tenant Initials _____