

MODEL AGREEMENT

Have Residents Sign Separate Agreement to Emphasize Smoke Detector Rules

The following smoke detector agreement, provided by Cynthia Lewis of Olynger Management Corp., is provided to residents as a separate lease attachment to emphasize its importance. The management company recently added the section regarding oxygen following a tragedy at one of its senior properties in which an oxygen tank exploded.

SMOKE DETECTOR AGREEMENT AND FIRE HAZARD ACKNOWLEDGMENT AND AGREEMENT

The undersigned residents understand that their unit is equipped with one or more smoke detectors. Although all smoke detectors are checked at the time of move-in and are checked by management during semiannual apartment inspections, the residents understand and agree that it is their responsibility to report to management any problems with the smoke detectors or if the smoke detectors in their unit are not working.

The residents agree and understand that they should check all smoke detectors at least one time per month to determine that they are working properly. If a smoke detector isn't operating properly and the residents need assistance dealing with it, they should notify the management office immediately. For example, a smoke detector will start to make periodic "chirping" noises if the battery is low. Also, should a smoke detector become sensitive to smoke and/or steam and go off when it should not, the device may be bad, and management should be contacted immediately.

Should the residents disconnect any of the smoke detectors, management assumes no responsibility for any resulting damage. It is essential that all smoke detectors be kept operational. Because it is the ultimate responsibility of the residents to make sure that all smoke detectors are working at all times, if they fail to do so, they will receive one, and only one, warning. If they fail to comply with this rule a second time, management will have grounds to terminate their lease. ***The residents agree and understand that circuit breakers are to remain in the "on" position and that they are not to remove the batteries from any smoke detector at any time, nor will they ever disconnect any smoke detector for any reason.***

The undersigned residents also understand and agree that ***at any time bottled or liquid oxygen or an oxygen concentrator is in use in their unit, there shall be no smoking within the confines of the unit by anyone in the household, including any guests.*** If the residents should fail to follow this policy, as with the smoke detector policies, they will receive one, and only one, warning. If they fail to comply with this rule a second time, management will have grounds to terminate their lease.

By signing below, the residents acknowledge they understand the policies concerning the smoke detector(s) in their unit and that management will repair or replace any smoke detector at any time, upon notification by the residents that it is not working properly. They also understand the policy that smoking by anyone in the unit is not permitted when an oxygen-assisting device is in use in the unit.

TENANT'S SIGNATURE _____ DATE _____

CO-TENANT'S SIGNATURE _____ DATE _____

PROPERTY MANAGER'S SIGNATURE _____ DATE _____

PROPERTY NAME: _____