

LOFGREN PROPERTIES LLC

SMOKE ALARM ACKNOWLEDGEMENT

Property Address: _____

Presence of required smoke alarms

By signing this form both tenant and landlord acknowledge that, at the address listed above, smoke alarms meeting one of the two requirements below are installed and operating in each bedroom, in every sleeping area and within six feet of each door leading to a bedroom or sleeping area at the above-listed address,

- a. A smoke alarm with two independent power sources consisting of a primary source that uses commercial light and power and a secondary source that consists of a non-rechargeable or rechargeable battery, or
- b. A smoke alarm which is powered by a non-replaceable, non-removable battery that is capable of powering the smoke alarm for a minimum of ten years.

Maintenance of smoke alarms

Tenant acknowledges that they are responsible for maintaining and testing, in accordance with the manufacturer’s instructions, smoke alarms that are within the unit. Further, that they are responsible for notifying the landlord in writing if a smoke alarm becomes inoperable. The landlord shall have five days from receipt of such written notice to repair and replace the inoperable alarm(s).

Tenant acknowledges that they have received a copy of the manufacturer’s maintenance and testing instructions for the smoke alarms installed in their unit.

Tenant acknowledges that they have received a copy of the City of Madison Fire Department Tenant Fire Safety flyer.

Removal or tampering with smoke alarms; penalties

Tenant acknowledges and understands that it is a violation of MGO section 34.42 to tamper with, remove, alter damage or otherwise render any smoke alarm inoperable and that pursuant to MGO section 34.26(2), the penalties for rendering smoke alarms inoperable or otherwise affecting the performance of the alarm include:

a forfeiture of up to five hundred dollars(\$500) for the first violation, and not less than one hundred dollars (\$100) nor more than one thousand dollars (\$1,000) for the second or subsequent violation within a three (3) year period.

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Tenant Date

Landlord Date

**PO BOX 6473 • MADISON WI • 53716-6473
PHONE: (608) 222-0365 OR 347-0365 • FAX: (608) 222-7384
WEBSITE: LOFGRENPROPERTIES.COM**