

GENERAL RESIDENTIAL DWELLING LEASE

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1. DATE OF LEASE OFFER: 07/31/2026

2. LANDLORD OR AUTHORIZED REPRESENTATIVE OF LANDLORD (Collectively referenced herein as "Landlord"):

Gene and Charisse Hughes Family Trust

3. TENANT: Arunima Kohli and Simantini Thorat (Anjana Kohli and Rajeev Thorat - cosigners)

4. LEASED PROPERTY ADDRESS ("THE PROPERTY"): 677 Washington Blvd, B, Baltimore, MD 21230

5. **INITIAL LEASE TERM:** Landlord leases to Tenant and Tenant leases from Landlord the Property for the term of 11 months + partial month year(s) or month(s) commencing on the 11th day of August 2026 (mo./yr.) and ending on the 31st day of July 2027 (mo./yr.) (the "Initial Term"), at a total rental of thirty thousand three hundred sixty-one point twenty-one Dollars (\$ 30,361.21) for said Term, due and payable in equal monthly installments of two thousand six hundred Dollars (\$ 2600), in advance, on the first day of each and every month ("Rent Due Date") of said Term, plus if applicable the sum of one thousand seven hundred sixty-one point twenty-one Dollars (\$ 1,761.21) on 09/01/2026 as "pro rata" rent for the period 08/11/2026 through 08/31/2026.

If this Lease commences on a day other than the first day of the month, the amount of Rent to be paid for the balance of said first month will be apportioned pro rata; thereafter rent will be paid on the first day of the month as aforesaid. Tenant covenants and agrees to pay said Rent as set forth herein. Tenant agrees to pay rent to Gene and Charisse Hughes Family Trust at Zelle: genehughes689@gmail.com (or at such other place as Landlord may from time to time designate) without deduction, demand or offset and said obligation to pay Rent is independent of any other clause herein. Failure to pay said rent at the time specified will constitute default and Landlord may pursue any remedy, whether at law or in equity, afforded under the terms of this Lease and/or applicable law. All sums of money or other charges, including payments and/or repairs, required to be paid by Tenant to Landlord or to any other person under the terms of this Lease, whether or not the same be designated "rent" or "additional rent", will be deemed rent and will be collectible as such. Landlord shall furnish to Tenant a receipt for all cash paid by Tenant to Landlord for rent, security deposit or otherwise.

6. **PERSONS WHO WILL OCCUPY THE PROPERTY:** Tenant covenants and agrees that the Property shall be occupied only by the following person(s), and by no other persons Arunima Kohli and Simantini Thorat

Tenant represents and warrants to Landlord that neither Tenant nor any person(s) identified in this Paragraph has been convicted of a felony crime in any federal or state court except as otherwise disclosed by Tenant to Landlord on the application for tenancy form, as signed by Tenant.

7. **RENEWAL OF LEASE TERMS (Landlord and Tenant to initial one selection):**

☐	☐
☐	☐

A. **END OF INITIAL TERM.** Tenant agrees to vacate the Property by the last day of the Initial Term. Landlord shall provide Tenant with a minimum of sixty (60) days notice to vacate prior to the end of the initial term.

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B. **MONTH-TO-MONTH:** This Lease shall continue in force from month to month after the expiration of the

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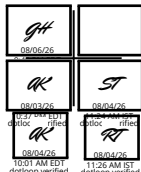
Page 1 of 12 10/25 Landlord/Authorized Representative of Landlord

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Initial Term. Either party may terminate the month- to-month lease at the end of any rental month, provided that written notice of not less than sixty (60) days is given to the other party.

NOTICE: notice requirements vary depending on the jurisdiction. The State requires that Landlord give 90 days' notice to Tenant of termination of a lease with a term of a year or longer.



C. YEAR-TO-YEAR: This Lease shall continue in force from year to year after the expiration of the Initial Term. Either party may terminate this year-to-year Lease at the end of any renewal term, provided that written notice of not less than ninety (90) days is given to the other party prior to the end of any renewal term.

8. PAYMENT OF RENT: Tenant agrees to pay the rent when due without any deduction or setoff. If a monthly installment of rent is paid more than five (5) days after the date when due, Tenant shall pay, as additional rent, a sum equal to 5% of the amount of delinquent rent due. If a check is accepted by Landlord from Tenant for rent, it is purely as an accommodation to Tenant. If the check is dishonored, Tenant agrees to pay a \$ 75.00 charge to Landlord as additional rent. The amount of late fees and bad check fees shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such charges and fees as Landlord has for the non-payment of rent. Tenant is hereby notified that all payments will be applied first toward late charges, then toward returned check service charges, then toward attorney's fees and finally toward rent. If the remaining amount is not sufficient to cover the full current month's rent, a late fee will be assessed on the current month's rent. Should the Landlord accept any partial payment of rent, this acceptance shall not be interpreted as changing the terms of the Lease which require the payment of rent as specified herein.

9. TENANT RESPONSIBLE FOR ADDITIONAL RENT: Tenant agrees to pay as additional rent (a) any and all sums which may become due by reason of the failure of Tenant to comply with any of the terms and conditions of this Lease; (b) any and all damages, costs and/or expenses which the Landlord may suffer or incur by reason of any default under this Lease by Tenant; and (c) any and all damages to the Property caused by any act or negligence of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. In the event Tenant fails to make any such payments, then the amount thereof shall be added to and deemed part of the rent due, and Landlord shall have the same remedies for the collection of such payments as Landlord has for non-payment of rent under this Lease.

10. TENANT OPPORTUNITY TO PURCHASE: If Landlord intends to sell the Property while occupied by Tenant, Tenant may have the right to an exclusive negotiation period to submit an offer to purchase the Property. To determine whether Tenant has the right to an exclusive negotiation period, Tenant may contact the Office of Tenant and Landlord Affairs of the Maryland Department of Housing and Community Development. **Landlord shall attach as an Addendum to this Lease a copy of the most recent Maryland Tenant's Bill of Rights published by the Office of Tenant and Landlord Affairs.**

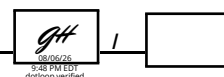
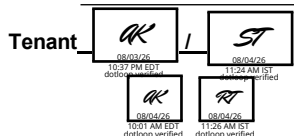
11. ACTIVE MILITARY DUTY: In the event Tenant is a member of the Armed Services and on active duty at the time Tenant enters into this Lease, and Tenant subsequently receives a "change of assignment" as defined in Section 8-212.1 of the Real Property Article, Annotated Code of Maryland, Tenant's liability to pay rent may not exceed: (1) any rent or lawful charges then due and payable plus 30 days' rent after written notice and proof of the change of assignment is given to the Landlord; and (2) the cost of repairing damage to the premises caused by an act or omission of Tenant.

12. LEGAL RIGHTS OF LANDLORD: If Tenant shall fail to pay the rent or any additional rent as herein provided, or if Tenant shall breach any other term, covenant, or condition of this Lease, including, but not limited to, any misrepresentation in Tenant's application, Landlord may (a) re-enter the Property and terminate this Lease in accordance with the applicable provisions of law; (b) bring summary ejectment proceedings to evict Tenant; or (c) pursue any and all other remedies available to Landlord at law or in equity. No such termination of the Lease, nor recovery of possession of the Property, however, shall constitute a waiver by Landlord of any available action by Landlord against Tenant for unpaid rent or for damages which may be due or sustained prior to or subsequent to the termination of this Lease, nor shall such termination extinguish Tenant's obligation to pay all rent and other sums due and owing to Landlord prior to or subsequent to such termination and/or recovery of possession.

13. DELIVERY OF NOTICES: All notices required to be given by Landlord to Tenant shall be sufficiently given by leaving the same at the Property, except that notice of the withholding by Landlord of any portion of the Security Deposit shall be mailed by Landlord to Tenant at Tenant's last known address, within forty-five (45) days after the termination or expiration of this Lease.

All notices required to be given by Tenant to Landlord, and all rent, shall be delivered to the following address: (Notices shall be given by certified mail.)

Name Gene and Charisse Hughes Family Trust ☒ Landlord ☐ Property Manager



Address
Phone

8205 Michaels Ridge, Ellicott City, MD 21043
732-207-8498

14. SECURITY DEPOSIT: In accordance with the Annotated Code of Maryland, Real Property Article, Tenant has deposited with Landlord the sum of two thousand six hundred Dollars (\$ 2,600), ("Security Deposit") receipt of which is hereby acknowledged, which sum does not exceed one (1) months' Rent. **NOTICE: Total security deposit, including pet deposit, may not exceed one month's rent.**

The Security Deposit is to be held as collateral security and applied to any rent or unpaid utility bill that may remain due and owing at the expiration of this Lease, any extension thereof or holding over period, or applied to any damages to the Property in excess of ordinary wear and tear caused by the Tenant, Tenant's family, guests, agents, employees, trades people, or pets, or other damages and expenses suffered by Landlord as a result of a breach of any covenant or provision of this Lease.

Tenant may not utilize the Security Deposit as rent and must not apply the same as the last month's Rent. The Security Deposit will be deposited within thirty (30) days after it has been received and maintained in an escrow account, devoted exclusively to security deposits, in a federally insured financial institution which does business in the State of Maryland. The Security Deposit may be held in insured certificates of deposit at branches of a federally insured financial institution within the State of Maryland or in securities issued by the federal government or the State of Maryland. The Landlord must provide the Tenant, within forty-five (45) days after the termination of the tenancy by first class mail directed to the last known address of the Tenant, a written list of any damages to the Property together with a statement of costs actually incurred. Within forty-five (45) days after the termination of the tenancy, Landlord must return the Security Deposit to Tenant together with simple interest which will accrue at the legal rate less any damages rightfully withheld. Interest will accrue at six (6) month intervals from the day Tenant deposits said collateral security with Landlord, provided the said Security Deposit is Fifty Dollars (\$50.00) or more. Interest on the Security Deposit shall not be compounded. Landlord need not notify Tenant of his/her intention to withhold all or any part of the Security Deposit if Tenant has been evicted, or ejected for breach of a condition or covenant of the Lease prior to the termination of the tenancy, or if Tenant has abandoned the Property prior to the termination of the tenancy. In such event Tenant may make demand for return of the Security Deposit by giving written notice by first class mail to Landlord within forty-five (45) days of being evicted or ejected or of abandoning the Property. The notice shall specify the Tenant's new address. Landlord, within forty-five (45) days of receipt of said notice, shall supply Tenant with a list of damages and costs by first class mail.

Tenant's obligations under this Lease may not end when Tenant ceases to occupy the Property. Repairs required may be so substantial or of such a nature that work will not be completed within the forty-five (45) day period following the termination of the tenancy. In such event, Landlord reserves the right to pursue Tenant for reimbursement for costs incurred for damages.

Tenant has the right to have the Property inspected by Landlord, in the presence of Tenant, for the purpose of making a written list of damages to the Property that exist at the commencement of the Tenancy if Tenant so requests, in writing, by certified mail, to Landlord within fifteen (15) days of the Tenant's occupancy of the Property. Tenant has the right to be present at the time of inspection to determine if any damage has been done to the Property if Tenant notifies Landlord by certified mail of Tenant's intention to move, date of moving and Tenant's new address. Such notice, from Tenant to Landlord, must be mailed at least 15 days prior to date of moving. Upon receipt of notice, Landlord shall notify Tenant by certified mail of the time and date when the Property is to be inspected. The inspection date shall occur within five (5) days before or five (5) days after the Tenant's stated date of intended moving as designated in Tenant's notice.

In the event of a sale of the Property or the transfer or assignment by Landlord of this Lease, Landlord has the obligation to transfer the Security Deposit to the transferee. After the transfer is made and after written notice of same is given to Tenant with the name and address of the transferee, Landlord is released from all liability for the return of the Security Deposit and Tenant must look solely to the new Landlord for the return of his Security Deposit. It is agreed that the foregoing will apply to every transfer or assignment made of the Security Deposit to a new Landlord.

In the event of any rightful or permitted assignment of this Lease by Tenant to any assignee or sublessee, the Security Deposit is deemed to be held by Landlord as a deposit made by the assignee or sublessee and Landlord will have no further liability with respect to return of such Security Deposit to the assignor.

The failure of Landlord to comply with the Security Deposit Law may result in Landlord being liable to Tenant for a penalty of up to three (3) times the Security Deposit withheld, plus reasonable attorney's fees. Landlord, by Maryland law, shall retain a copy of this receipt for a period of two (2) years following the termination of the tenancy, abandonment of the Property, or eviction of the Tenant.

Landlord or Landlord's estate but not the managing agent or court appointed receiver shall remain liable to Tenant for the maintenance of the Security Deposit as required by law.

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Tenant acknowledges that this paragraph (SECURITY DEPOSIT) shall serve as receipt of Security Deposit.

 /  **TENANT'S INITIALS**  

15. PETS/SERVICE ANIMALS:

A. PETS: Tenant is not allowed to keep pets on the Property except with the written permission of Landlord. Landlord may revoke permission to allow pets for reasonable cause. Tenants who are authorized to have pets agree to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tenant further agrees to assume all liability for pet's behavior and actions, and will be responsible for compliance with all laws, regulations and ordinances regarding pets and for any damage caused by said pet including, but not limited to, odor and property damage.

Pet Rent Addendum attached:

Yes ☐ No ☒

B. SERVICE ANIMALS: If Tenant or Tenant's minor child has a disability, Tenant may keep and maintain a service animal trained to do work or perform tasks for the benefit of the individual with a disability. Such service animal may be kept within the Property, and shall have access to the rental facility and all other related structures in accordance with applicable laws. If Tenant has a service dog, Tenant agrees to pay the cost of having the Property de-fleaed and de-ticked by a professional exterminator, and if carpeted, having the carpeting shampooed and deodorized by a professional cleaner, at the termination of occupancy. Tenant agrees to assume all liability for the service animal's behavior and actions, and agrees to comply with all laws, regulations and ordinances regarding such service animal. Tenant shall be liable for any damages to the Property or facilities caused by the service animal, including, but not limited to, odor and property damage. **NOTICE: A Landlord may not require a Tenant with a disability accompanied by a service animal to pay a security deposit for the service animal.**

Tenant has service animal:

Yes ☒ No ☐ TYPE OF SERVICE ANIMAL(S) ESA - Cat - 12lbs - Mirchi

C. PET PROTECTION DURING EVICTION/LOSS OF POSSESSION OF PROPERTY: If Tenant is evicted or loses possession of the Property pursuant to a court order, Tenant should visit <https://mda.maryland.gov/SiteAssets/Pages/Pets-and-eviction/HB102%20-%20Pet%20Protections%20During%20Eviction%20Flyer.pdf> on the Maryland Department of Agriculture website for information on how to provide housing for the pet during Tenant's temporary or permanent housing relocation.

16. TENANT'S RIGHT TO OCCUPY THE PROPERTY: Landlord agrees that Tenant may, peaceably and quietly, enter the Property at the beginning of the Term and that the Property will be made available in a condition permitting reasonably safe habitation. If permission is given to Tenant to enter into possession of the Property prior to the date specified for the commencement of the Term, such occupancy shall be deemed to be in accordance with all the terms, covenants, conditions, and provisions of this Lease, and the rent shall be apportioned for such period of occupancy.

17. SMOKE ALARM INSTALLATION AND MAINTENANCE: Tenant acknowledges that Landlord has installed one or more smoke alarms in accordance with §§ 9-101 through 9-109 of the Public Safety Article of the Annotated Code of Maryland. **NOTICE: Local jurisdictions may have additional requirements.** Tenant further acknowledges that with respect to any smoke alarm installed in accordance with state or local law, said smoke alarm is in good condition and proper working order as of the date of this Lease. Tenant agrees not to obstruct or tamper with any smoke alarm, or otherwise permit any smoke alarm to be obstructed or tampered with for any reason whatsoever. Tenant further agrees to test the smoke alarm periodically and to report in writing to Landlord any malfunction. Written notification of any malfunction shall be delivered by certified mail, return receipt requested to Landlord, or by hand delivery to Landlord, at the address used for the payment of rent. If the delivery of the notification is made by hand, Landlord shall provide to Tenant a written receipt for the delivery. Landlord shall provide written acknowledgment of the notification and shall repair or replace the smoke alarm within 5 calendar days after the notification. Tenant assumes sole responsibility to test the smoke alarm and shall indemnify and hold Landlord harmless from any and all liability for injury, death, property damage, or other loss resulting from any defect or malfunction of such smoke alarm which Tenant shall not have specifically reported in writing to Landlord as required. If any smoke alarm within the Property becomes damaged by tampering or through the negligence or deliberate misuse or abuse by Tenant, any resident of the Property, or any agent, employee, invitee or family member of Tenant, Tenant shall promptly notify Landlord and Landlord shall promptly cause the smoke alarm to be repaired or replaced. Upon demand, Tenant shall pay to Landlord the costs of repair or replacement

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all covenants and restrictions applicable to Tenant's use of the Property. Tenant and all other occupants and/or invitees on the Property, whether known by the Tenant or not, shall conduct themselves in a manner that will not disturb the peaceful enjoyment of neighbors, and Tenant further covenants and agrees that Tenant will not use or permit the Property to be used for any improper, illegal, or immoral purposes, nor use, permit, or suffer the same to be used by any person or persons in any noisy, dangerous, offensive, illegal, or improper manner. Tenant further agrees that no drugs or other illegal substances will be used, manufactured, sold, or distributed within, on, or from the Property. Tenant shall indemnify and save Landlord harmless from (a) any and all liability, loss, cost, damage or expense arising out of any violation by Tenant of such laws, codes, ordinances, rules or regulations; (b) any violation or non-performance by Tenant of any of the covenants contained herein; or (c) any other act or omission of Tenant, other residents of the Property, or Tenant's agents, employees, invitees, or family members. All electrical, heating, air-conditioning, mechanical, and plumbing equipment and facilities shall be used for their intended purposes only.

22. COMMUNITY ASSOCIATION: In the event the Property is part of a condominium or homeowner association, Tenant agrees to obey and abide by the declaration, covenants, by-laws, restrictions, rules and regulations promulgated from time to time by the council of unit owners of the condominium or the homeowner association, copies of which shall be provided to Tenant by Landlord prior to occupancy. Landlord shall not be liable to Tenant for the violation of any of the declarations, covenants, restrictions, rules and regulations or the provisions in any other lease by any other tenant or occupant in the development. Unless otherwise provided in the Lease, Landlord is responsible for payment of Condo/HOA fee. Tenant acknowledges receipt of applicable documents. / **TENANT'S INITIALS**

23. UTILITIES AGREEMENT: The obligations of Landlord and Tenant with respect to the provision of utilities shall be as follows:
UTILITY FURNISHED AT COST OF:

	<u>Landlord pays:</u>	<u>Tenant pays utility provider directly:</u>	<u>Landlord pays and tenant reimburses landlord:</u>
a. Cable TV	☐	☒	☐
b. Cold Water/Sewer	☐	☐	☒
c. Cooking Fuel	☐	☒	☐
d. Electricity	☐	☒	☐
e. Heating Fuel	☐	☒	☐
f. Heating of Water	☐	☒	☐
g. Trash Removal	☐	☐	☐
h. internet	☒	☒	☐
i. _____	☐	☐	☐

In the event the Property uses oil/propane for heat, the arrangement is as follows: _____

If Tenant pays the costs of utilities for water, sewer, gas, or electricity directly to Landlord, Landlord shall provide a copy of the water, sewer, gas, or electricity utility bill to Tenant.

Costs for utilities which are to be furnished at the expense of Tenant, as listed above, shall be considered additional rent and Tenant agrees to pay such costs when due. If Tenant fails to pay any utility costs within fifteen (15) days of receipt of the bill, such failure shall constitute a default under this Lease and Landlord may, in Landlord's discretion, pay such costs, in which event, the amount thereof shall be added to and deemed part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such utility costs as Landlord has for the non-payment of rent under this Lease.

24. AGREEMENT FOR REPAIR OF UTILITY OR SERVICE: If, under the terms of this Lease, Landlord has agreed to furnish any service or utility at Landlord's cost and expense, Landlord may temporarily stop or curtail the furnishing of any such service or utility for the purpose of repairing or replacing the equipment or utility lines furnishing such service or utility without direct or indirect liability to Tenant if an accident or malfunction occurs. Should Landlord temporarily stop or curtail the furnishing of any such service or utility, Landlord shall use due diligence in restoring such service or utility.

25. AGREEMENT IF UTILITIES ARE INTERRUPTED: In the event Landlord or Tenant is prevented or is unable, for reasons beyond Landlord's or Tenant's control, to obtain fuel, electricity, water or sewer or the services they respectively have agreed to furnish, or in the event of the rationing or non-delivery of same, Landlord is hereby released and discharged from any liability, loss, cost, damage or expense, direct or indirect, which might be suffered by Tenant, and this Lease shall continue in full force and effect for the full rent without abatement.

26. MAINTENANCE AND REPAIRS: Landlord shall maintain, and/or repair/replace (if necessary in Landlord's sole discretion) the plumbing, heating, cooling, electrical systems, and also the exterior walls and roof of the Property. However, Tenant shall be obligated for the costs of such repairs, replacements, and related services if the need for such repairs, replacements, and related

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services results from the negligence or misuse by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. Tenant agrees to promptly notify Landlord of any condition which is the obligation of Landlord to repair or replace.

Except as provided above, Tenant shall be responsible for all other repairs and replacements to the Property. Any damage to the wallpaper, paint, walls, floors, carpeting, doors, windows, window treatments, light fixtures, appliances, or other improvements to the Property, in excess of ordinary wear and tear, shall be promptly repaired or replaced by Tenant, at Tenant's expense, up to a repair deductible amount of \$ 100.00 ("Deductible") so as to restore the Property to the same condition as existed prior to the commencement of the Term. Landlord shall cover any cost in excess of the Deductible per each repair or replacement required. If Tenant shall fail to make any such repair or replacement, Landlord, in Landlord's sole discretion, may make such repair or replacement, in which event, the cost of such repair or replacement shall be added to and deemed a part of the rent and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for the collection of such costs as Landlord has for the non-payment of rent under this Lease. Tenant shall furnish the HVAC system filters, electric light bulbs, and fuses at Tenant's expense.

In the event the Property is part of a multi-unit building, Tenant shall also be liable to Landlord for the cost of any repairs or replacements to the building if the need for such repairs or replacements results from the negligence or misuse of the building by Tenant, other residents of the Property, or Tenant's agents, servants, employees, invitees, or family members. The cost of such repairs or replacements shall be added to and deemed a part of the rent due and shall be payable by Tenant to Landlord on demand. Landlord shall have the same remedies for collection of such costs as Landlord has for the non-payment of rent under this Lease.

Additional agreements, if any, regarding maintenance, repairs and/or replacement are as follows: _____

27. LANDLORD'S RIGHT TO ENTER THE PROPERTY DURING THE TERM: Landlord shall have the right to enter upon the Property at all reasonable times for the purpose of inspection or making any repairs which Landlord is required to make under the terms of this Lease or which Landlord otherwise deems necessary or appropriate.

28. SHOWING OF PROPERTY FOR RENT OR SALE: During the last 60 days of this Lease, or any renewal thereof, Tenant shall permit the posting of a "For Rent" or "For Sale" sign and shall allow the Property to be shown to prospective Tenants and Purchasers during the hours of 9am to 7pm daily. Landlord shall give Tenant reasonable notice of such showings. If Tenant is not home, the Property may be shown utilizing the key retained by Landlord or by use of a key lockbox, as authorized by Landlord. Tenant agrees to keep Property reasonably clean and orderly and that any pets permitted on the Property shall not be allowed to obstruct nor interfere with any showing of the Property for rent or sale. Tenant agrees to make reasonable accommodations to comply.

29. INSPECTIONS: Tenant acknowledges that Landlord has the right to be present at any and all inspections in and about the Property, and agrees to notify Landlord prior to any inspection.

30. TENANT'S COMPLIANCE WITH SAFETY AND INSURANCE REGULATIONS: Tenant agrees not to do or permit to be done anything on the Property in contravention of any hazard insurance policy in force thereon or which will increase the premium payable on such policy. Tenant shall not in any way obstruct any public sidewalk nor permit anything to be done on the Property contrary to the rules and regulations of the Fire Department or Health Department or any other governmental authority.

31. TENANT'S RESTRICTIONS REGARDING PROPERTY:

A. CHANGES TO THE PROPERTY: Tenant shall not install, attach, remove or exchange appliances or equipment, such as air conditioning, heating, refrigerator or cooking units, nor make any alterations, additions, or improvements, including painting or electrical work, to the Property without first obtaining Landlord's written consent.

B. VEHICLE PARKING: Only properly licensed vehicles in operating condition may be parked in the driveways, if provided, or in the street or other paved parking areas, in accordance with the law and any community rules, regulations and restrictions.

C. TRASH: All garbage and trash must be placed in dumpsters (if provided) or in suitable covered containers to be left in designated pickup locations no earlier than the evening before scheduled pickup.

D. WATERBEDS: Tenant acknowledges that waterbeds are not permitted on or about the Property.

E. SMOKING: Tenant acknowledges that smoking is not permitted on or about the Property.

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F. SPACE HEATERS: Tenant acknowledges that space heaters are not permitted on or about the Property.

32. WATER CONDITIONING SYSTEM, SWIMMING POOL, HOT TUB/SPA: In the event the Property has a water conditioning system, swimming pool, and/or hot tub/spa, Tenant understands and agrees to exercise due caution in the care of these systems. Tenant agrees to properly maintain said systems at Tenant's expense according to the instructions provided. The cost of all chemicals and filters shall be at the expense of the Tenant. Until further notice, the designated service company is n/a.

33. WATER/MOISTURE/MOLD: Tenant shall promptly notify Landlord in the event of the presence of water moisture, water leaks, water spillage (including in or around roof, windows, doors, ceilings, floors, toilets, bathtubs, sinks, dishwasher, washing machine, refrigerator, freezer, air conditioning unit(s), faucets), flooding and/or water damage to the Property. In the event of water moisture, water leaks, water spillage, flooding and/or water damage, Tenant shall take immediate measures to contain the water and to prevent further water damage including turning off any faucets and to cease the use of any toilet, sink, bathtub or appliance causing such water leaks or spillage. Tenant shall notify Landlord promptly in the event mold of any type is observed within the leased Property. Upon notification from Tenant, Landlord, at Landlord's sole expense, shall promptly remediate and repair any water damage to the Property caused by water moisture, water leaks, water spillage or flooding and remove in accordance with industry standards any mold within the Property which occur through no fault of Tenant. In the event water damage or mold occurs within the Property through the negligence of Tenant, Tenant shall pay, as additional rent, all costs and expenses incurred by Landlord, to remediate and repair such water damage and removal of mold.

Tenant acknowledges receipt of the pamphlet entitled *A Brief Guide to Mold, Moisture, and Your Home* published by the U.S. Environmental Protection Agency, or a substantially similar pamphlet issued by the Maryland Department of the Environment in accordance with Maryland Code, Environment, Section 6-1702.

  TENANT'S INITIALS  

34. LEAD-BASED PAINT:

A. FEDERAL LEAD-BASED PAINT LAW: Title X, Section 10108, The Residential Lead-Based Paint Hazard Reduction Act of 1992 (the "Federal Program") requires the disclosure of certain information regarding lead-based paint and lead-based paint hazards in connection with the rental of residential real property. An owner of pre-1978 housing is required to disclose to Tenant, based upon owner's actual knowledge, all known lead-based paint hazards in the Property and provide Tenant with any available reports in owner's possession relating to lead-based paint or lead-based paint hazards applicable to the Property. In the event the Federal Program is applicable, the Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards is attached and hereby made a part of this Lease.

B. MARYLAND LEAD POISONING PREVENTION PROGRAM: If the Property was built prior to 1978, the Property is also subject to the Maryland Lead Poisoning Prevention Program Act contained in the Maryland Code, Environmental Article Section 6-801 et seq. (the "Maryland Program"). Detailed information regarding compliance requirements may be obtained at: <http://www.mde.state.md.us/programs/Land/LeadPoisoningPrevention/Pages/index.aspx>.

C. AGE CLASSIFICATION OF PROPERTY: Landlord represents and warrants to Tenant(s), broker(s), broker(s)' agents and subagents, intending that they rely upon such warranty and representation, that:
The Federal Program (**check one**)

- ☐ the Property was built during or after 1978; the Federal Program does not apply.
☒ the Property was built before 1978; the Federal Program applies.

The Maryland Program (**check one**)

- ☒ the Property was built prior to 1978; the Maryland Program applies.
☐ the Property was built during or after 1978; the Maryland Program does not apply.

Age Classification Unknown (**check if applicable**)

☐ Landlord is uncertain as to age classification, therefore, Landlord acknowledges that, for the purposes of the rental contemplated by this Lease, the Property will be treated as though it had been constructed prior to 1978, and agrees that the Property is fully subject to both the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards.

D. ACKNOWLEDGEMENT: Tenant understands that the Property may be subject to the Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards. If the Property is subject to Federal Program and the Maryland Program as to the presence of lead-based paint and/or lead-based paint hazards, Tenant acknowledges receipt of the following required brochures:

1. **Under Federal Law** (The Residential Lead-Based Paint Hazard Reduction Act of 1992)
 - a. The EPA "Protect Your Family From Lead In Your Home" brochure.
2. **Under Maryland Law** (The Maryland Lead Poisoning Prevention Program)
 - a. The Notice of Tenants' Rights, Lead Poisoning Prevention, as published by the Maryland Department of the

Environment

b. The EPA "Protect Your Family From Lead In Your Home" brochure (the same brochure as in 1.a.)

E. RENOVATION, REPAIR AND PAINTING OF PROPERTY: In accordance with the Lead Renovation, Repair and Painting Rule ("RRP") as adopted by the Environmental Protection Agency ("the EPA"), effective April 22, 2010, if the improvement(s) on the Property was built before 1978, the contractor(s) engaged by the Tenant to renovate, repair or paint the Property must be certified by the EPA to perform such renovation, repair or painting projects that may disturb paint. Before and during any renovation, repair or painting projects on any pre-1978 housing, contractor(s) must comply with all requirements of the RRP.

Tenant shall not personally perform any renovation, repair or painting project which might disturb paint in pre-1978 rental housing. Tenant shall not hire any contractor(s) to renovate, repair or paint pre-1978 rental housing unless Tenant provides to Landlord written evidence, satisfactory to Landlord, that all such contractor(s) to perform such work are certified by the EPA, or state equivalent, and shall perform such work in strict accordance with the RRP. For detailed information regarding the RRP, Tenant should visit <http://www2.epa.gov/lead/renovation-repair-and-painting-program>.

Tenant understands and acknowledges that compliance under Federal and Maryland law is the sole responsibility of Landlord and that Tenant agrees to read and become familiar with the requirements of Federal and Maryland law as contained in the above brochures and notice.

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TENANT'S INITIALS

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35. TENANT ACCEPTS PROPERTY: Tenant has been provided with an opportunity to inspect the Property and accepts the Property in its present condition, unless otherwise agreed in writing.

36. CRIMINAL ACTIVITY AND SEXUAL OFFENDERS: Tenant may contact the state, county or municipal police departments in which the Property is located or check the "Sex Offender Registry" at the Maryland Department of Public Safety and Correctional Services website in order to ascertain criminal activity in the vicinity of the Property or the presence of registered sexual offenders who live or work within the vicinity of the Property. Tenant acknowledges that Tenant is solely responsible to inquire of such matters before signing this Lease. Tenant shall have no right to cancel this Lease based upon criminal activity or the presence of registered sexual offenders in the vicinity of the Property. Tenant further acknowledges that no real estate licensee involved in the leasing of the Property, whether acting as the agent for Landlord or Tenant, has any duty nor assumes any duty or responsibility to ascertain criminal activity or the presence of registered sexual offenders in the vicinity of the Property.

37. FLOOD-PLAIN NOTICE: In the event any part of the Property is located within a designated flood hazard area, Tenant is advised of the following:

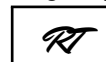
The rental unit you are to occupy or the motor vehicle parking area or separate storage facility you are to use (as the case may be) is situated in an area prone to flooding during unusually heavy or prolonged steady periods of rain. Such flooding may damage personal belongings and motor vehicles. Because of this possible loss, you may be eligible for U.S. Government subsidized flood insurance which may be purchased from some insurance agents. Damage to motor vehicles may not be covered by such insurance; therefore, you may also wish to determine whether or not you have sufficient motor vehicle insurance to cover loss due to damage to your motor vehicle resulting from flooding in this area. The local zoning authority can provide information pertaining to the susceptibility of this area to flooding. You may wish to contact the appropriate department before signing either this acknowledgement or Lease for this rental unit. Detailed information regarding flood insurance coverage, the premiums that are likely to be required to purchase such insurance and any available information about how those premiums may increase in the future may be obtained at: <https://www.fema.gov/national-flood-insurance-program>. Detailed information regarding updated flood insurance rate maps may be obtained at: <http://www.mdfloodmaps.net/home.html>.

I acknowledge reading and understanding the foregoing warning concerning flooding. I have been provided time, prior to signing either this acknowledgement or Lease, to contact the appropriate governmental agency concerning the susceptibility of the area around my rental unit to flooding.

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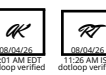
TENANT'S INITIALS

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NOTICE: Some jurisdictions require acknowledgement of this notice.

38. TENANT'S LIABILITY AND RESPONSIBILITY TO OBTAIN INSURANCE: Tenant agrees that with respect to those portions of the Property within the exclusive control of Tenant, Landlord shall not be responsible or liable for any loss or damage to any goods or chattels placed on, in, or about the Property, nor for any personal injury to Tenant or any agent, employee, invitee, or family member of Tenant. Landlord shall not be deemed a bailee as to any goods or chattels placed on, in, or about the Property. It is the responsibility of Tenant to obtain and pay the costs of any insurance to protect Tenant from loss or damage to Tenant's personal property placed on, in, or about the Property, and to maintain adequate personal liability insurance ("Tenant Liability Insurance"). Tenant agrees to obtain Tenant Liability Insurance in the minimum amount of \$ 100,000.00. Notwithstanding any provision of this Lease to the contrary, no provision of this Lease shall be construed to indemnify Landlord, or to hold Landlord harmless, or to exonerate Landlord from any liability to Tenant, or to any other person, for any injury, loss, damage, or liability

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arising from any omission, fault, negligence, or other misconduct of Landlord on or about those areas which are not within Tenant's exclusive control.

39. JOINT AND SEVERAL LIABILITY: Each Tenant is jointly and severally liable to Landlord for full performance under each and every covenant and condition of this Lease and for compliance with applicable law.

40. TENANT INDEMNIFIES LANDLORD: Tenant shall indemnify and hold Landlord harmless against and from any and all liability arising from any injury or death, property damage, or other loss during the Term to person or property arising within those portions of the Property within the exclusive control of Tenant, or occasioned by any act or omission of Tenant, any resident of the Property, or of any agent, employee, invitee, or family member of Tenant.

41. TENANT'S RESPONSIBILITY AT END OF TERM: Tenant agrees to surrender the Property to Landlord at the end of the Initial Term, or any renewal thereof, in the same condition as when received, ordinary wear and tear excepted. Tenant further agrees to surrender the Property free and clear of all furniture and debris and in a broom clean condition.

42. FAILURE TO VACATE AT TERMINATION: If Tenant does not vacate the Property on or before the last day of the applicable Term, Landlord may in accordance with Maryland law (a) eject Tenant and take possession of the Property; (b) hold Tenant liable as a tenant holding over at the same rent; and/or (c) exercise any other remedy granted to a landlord under Maryland law.

43. TENANT RESTRICTED FROM SUBLEASING OR ASSIGNING LEASE: Tenant shall not assign this Lease or sublet all or part of the Property without the prior written consent of Landlord, which consent may be withheld in the Landlord's sole and absolute discretion. Any assignment or subletting without Landlord's prior written consent shall be null and void and of no effect. Landlord may elect to accept rent directly from any assignee or subtenant, but the acceptance of rent from an assignee or subtenant shall not constitute a release of Tenant from Tenant's liability hereunder. Any consent to a subletting or assignment shall not constitute a waiver of the obligation of Tenant to obtain consent for any subsequent assignment or subletting, and such consent shall not constitute a release of Tenant from Tenant's liability hereunder.

44. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS DAMAGED: If the Property is (a) rendered totally uninhabitable by fire, act of God, or by the acts of rioters or public enemies; or (b) if the Property is only partially damaged or destroyed and Landlord, upon notice to Tenant, elects not to repair such damage or destruction, the tenancy hereby created shall immediately cease and all rent payable under this Lease shall be apportioned to the date of such occurrence. If, however, the Property is only partially destroyed or damaged and Landlord elects to repair the damage to the Property, then Landlord shall restore the Property to substantially the same condition as existed immediately before such occurrence without unreasonable delay. In such event, the rent payable under this Lease shall not be abated and this Lease shall remain in full force and effect.

45. TENANT'S AND LANDLORD'S RIGHTS IF PROPERTY IS TAKEN BY THE GOVERNMENT: If the Property or any part thereof is taken or condemned for a public or quasi-public use, this Lease shall, as to the part so taken, terminate as of the date title shall vest in the condemnor. Tenant waives all claims against Landlord and condemnor by reason of the complete or partial taking of the Property, and all damages awarded as a result of any condemnation, whether for the whole or a part of the Property, shall belong to and shall be the sole property of Landlord, whether such damages shall be awarded as compensation for diminution in value to the leasehold or to the fee of the Property.

46. LANDLORD'S RIGHT TO RE-RENT THE PROPERTY: If the Property becomes vacant because of the exercise by Landlord of Landlord's remedies under this Lease, or should Tenant abandon the Property, Landlord may take possession of and re-let the Property, as agent of Tenant, upon such terms and conditions as Landlord shall reasonably determine. Abandonment of leased Property means there is an absolute relinquishment of Property by Tenant consisting of act and intention. Tenant, upon demand by Landlord, shall pay to Landlord all costs and expenses incurred by Landlord in such re-letting and may be liable to Landlord for the difference between the rent payable under this Lease and the amount of the rent received upon any such re-letting. Nothing contained in this Lease shall be deemed to impose upon Landlord any obligation to show or lease the Property in preference to any other rental property(ies) owned by Landlord.

47. TENANT AND LANDLORD MAY MEDIATE DISPUTES: In the event a dispute between Landlord and Tenant arises out of or from this Lease, Landlord and Tenant acknowledge that such dispute may be voluntarily submitted to mediation through the local board/association of REALTORS®, the Maryland Association of REALTORS®, or through such other mediator or mediation service as may be mutually agreed upon by Tenant and Landlord in writing. Mediation is a process by which the parties attempt to resolve a dispute with the assistance of a neutral mediator who is trained to facilitate the resolution of disputes. The mediation process requires the voluntary participation by both Tenant and Landlord. The mediator has no authority to make an award, to impose a resolution of the dispute upon the parties, or to require the parties to continue mediation if either party does

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not desire to do so. A resolution of a dispute through mediation is not binding upon the parties, unless the parties voluntarily enter into a binding written agreement resolving the dispute.

48. ATTORNEY’S FEES AND COURT COSTS: Should any action be brought by either party hereto to enforce any provision of this Lease, the prevailing party in such action shall be reimbursed by the other party for all reasonable attorney’s fees, necessary expenses, and court costs incurred by the prevailing party in the action.

49. LANDLORD DOES NOT WAIVE LEGAL RIGHTS: The failure of Landlord to insist upon the strict performance of any of the terms and conditions of this Lease, in any one or more instances, or to exercise any election as herein provided, shall not constitute or be construed as a waiver by Landlord of such term or condition or an election for future instances.

50. HEIRS AND ASSIGNS ARE BOUND BY LEASE: The terms and conditions of this Lease shall be binding upon and inure to the benefit of the heirs, personal representatives, successors, and assigns (if permitted) of Landlord and Tenant.

51. CONTROLLING LAW: This Lease shall be construed and interpreted in accordance with the laws of the State of Maryland. As used in this Lease, the singular shall include the plural and the plural shall include the singular and the use of any genders shall be applicable to all genders. It is understood and agreed by the parties hereto that if any part, term, or provision of this Lease is by the Courts held to be illegal or in conflict with any law of the state or county where made, the validity of the remaining portions or provisions are not affected, and the rights and obligations of the parties will be construed and enforced as if the contract did not contain the particular part, term, or provision held to be invalid.

52. REAL ESTATE BROKER LEGAL LIMITATIONS: As used in this Lease, the term “Broker(s)” shall mean: (a) the two (2) Brokers as identified on Page 12 of this Lease; (b) the two (2) named Sales Associates identified on Page 12 of the Lease; and (c) any agent, subagent, salesperson, independent contractor and/or employees of Broker(s). The term “Broker(s)” shall also mean, in the singular, any or either of the named Broker(s) and/or Sales Associate(s) as identified or, in the plural, both of the named Brokers and/or Sales Associates as identified. Landlord and Tenant understand and acknowledge that any broker and broker’s agents, subagents, and employees are not and were not at any time authorized to make any representations regarding this Lease or the Property other than those expressly set forth herein. Broker and broker’s agents, subagents, and employees do not assume any responsibility for the condition of the Property or for the performance of this Lease by any or all parties hereto. By signing this Lease, Tenant acknowledges that Tenant has not relied upon any representations made by broker or any agent, subagent, or employee of broker, except those representations expressly set forth herein. In the event a dispute arises under this Lease between Landlord and Tenant resulting in broker or broker’s agents, subagents, or employees being made a party to any litigation, whether as a defendant or third party defendant, Landlord and Tenant, jointly and severally, agree to indemnify broker and broker’s agents, subagents, or employees for all costs and expenses, including reasonable attorney’s fees incurred by broker or broker’s agents, subagents, or employees as a result of such litigation, provided that such litigation does not result in a judgment against broker or broker’s agents, subagents, or employees for any wrongdoing.

53. REAL ESTATE LICENSEE DISCLOSURE: If applicable, Landlord and/or Tenant acknowledges receipt of the Disclosure of Licensee Status Addendum.

54. AGENCY DISCLOSURE: If applicable, Landlord and/or Tenant acknowledges receipt of “Understanding Whom Real Estate Agents Represent.”

55. TIME IS OF THE ESSENCE: Time is of the essence of this Lease.

56. ADDITIONAL PROVISIONS: _____

ADDENDUM(S) ATTACHED CONCERNING Parking, Utilities, and Notices

57. ADDENDUM: (See attached Local City/County Notices/Disclosure attached hereto and made part of this Lease).

TENANT HAS READ OR HAS LISTENED TO A READING OF THIS LEASE, UNDERSTANDS SAME, AND HAS RECEIVED A COPY OF THIS LEASE. LANDLORD AND TENANT BY THEIR SIGNATURES BELOW, HEREBY ACCEPT AND AGREE TO BE BOUND BY ALL THE TERMS AND CONDITIONS CONTAINED IN THIS LEASE.

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<i>Simantini Thorat</i> dotloop verified 08/04/26 11:24 AM IST R5MB-VFMC-24DV-7J2A			
Tenant's Signature		Landlord or Authorized Representative of Landlord	
<i>Rajeev Thorat</i> dotloop verified 08/04/26 11:26 AM IST 4KDS-FDIH-BYAH-DBTL			
Tenant		Landlord/Authorized Representative of Landlord	
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Security Deposit Received: \$2,600.00 From _____ On _____
Date
First Month's Rent Received: \$2,600.00 From _____ On 08/11/2026
Date
Pro-Rata Rent Received: \$1,761.21 From _____ On 09/01/2026
Date

Information provided for reference only:

LISTING BROKERAGE COMPANY NAME: Coldwell Banker Realty
BROKER OF RECORD NAME: Greg Goldman
SALES ASSOCIATE NAME: Vince Carchedi
OFFICE ADDRESS: 5 Bel Air S Parkway #1467 Bel Air, MD 21015
OFFICE PHONE: 410-515-2000 BROKER/SALES ASSOCIATE MLS ID: CBRB42 3227716
SALES ASSOCIATE PHONE: 443-244-3218 SALES ASSOCIATE E-MAIL: vince.carchedi@cbrealty.com
ACTING AS: ☒ LISTING BROKER AND LANDLORD AGENT; OR
☐ INTRA - COMPANY AGENT WITH BROKER AS DUAL AGENT
LEASING BROKERAGE COMPANY NAME: _____
BROKER OF RECORD NAME: _____
SALES ASSOCIATE NAME: _____
OFFICE ADDRESS: _____
OFFICE PHONE: _____ BROKER/SALES ASSOCIATE MLS ID: _____
SALES ASSOCIATE PHONE: _____ SALES ASSOCIATE E-MAIL: _____
ACTING AS: ☐ LANDLORD AGENT; OR
☐ SUBAGENT; OR
☐ EXCLUSIVE TENANT AGENT; OR
☐ INTRA - COMPANY AGENT WITH BROKER AS DUAL AGENT

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MARYLAND TENANTS' BILL OF RIGHTS

(Effective October 1, 2025)

Maryland law requires the Office of Tenant and Landlord Affairs to publish a Tenants' Bill of Rights and update it annually. The Maryland Office of Tenant and Landlord Affairs website has additional language translations of the Tenant Bill of Rights on the website listed at the end of this document. The Maryland Department of Housing and Community Development's Office of Tenant and Landlord Affairs drafted this document, not your landlord.

Landlords must attach the latest version of this document to every residential lease. (Housing and Community Development Article of the Maryland Code, Sections 5-101 through 5-104 and Real Property Article of the Maryland Code, Section 8-208)

This document summarizes significant rights of tenants under Maryland law. It is not a complete list of every tenant right. It does not cover every detail, exception, or difference that may apply on a case-by-case basis.

Additional information may be available through:

- The Maryland Code references listed with each right or other applicable laws
- Independent research through Maryland Court Help Centers and The Peoples' Law Library of Maryland
- Consulting with an attorney

Some local jurisdictions within the state may offer additional rights to residential tenants. But the rights in this Maryland Tenants' Bill of Rights apply to all residential tenants in Maryland unless specifically noted otherwise.

This is general information and does not constitute legal advice. You are encouraged to speak with an attorney if you have questions about your rights as a tenant. Contact information for legal services is listed at the end of this Bill of Rights.

1. RENTAL APPLICATIONS

Application fees:

- Landlords who rent five or more units can only keep a maximum of \$25 for an application fee, unless their actual application related costs (such as credit checks) are more than \$25.
- If a landlord charges more than \$25 but their costs were less than the amount charged, they must refund the portion of the application fee that was not used for application-related costs.
- The refund must be made within 15 days of one of the following:



- The tenant moved into the unit, or
- The landlord or the applicant gives written notice that the applicant will not rent the unit.

Application expenses:

- Applicants may ask the Landlord for a list of the application expenses.
- The list must include monetary amounts and descriptions of each expense.

Tenant screening report:

- Some landlords may choose to accept a tenant screening report that was:
 - Prepared by a consumer reporting agency within the 30 days before application is submitted,
 - Prepared by a consumer reporting agency, and
 - Obtained and paid for by the tenant.
- If a landlord accepts such a report, they may not charge you an application fee.

Pet policy:

- Landlords must include a written copy or a summary of their pet policy in their rental application form.
- The pet policy must include:
 - Any breed or weight restrictions.
 - Any limit on the number of pets allowed.
 - Any required fees, including:
 - Up front non-refundable pet fees,
 - Refundable pet deposits, and
 - Monthly pet fees.
 - Any vaccination requirements.
 - Any liability insurance requirements.
 - Any additional requirements

Assistance Animals:



- Assistance animals are not pets and are always allowed, regardless of your landlord's pet policy. An assistance animal is an animal that:
 - works, provides assistance, or performs tasks for the benefit of a person with a disability, or
 - provides emotional support that reduces one or more identified effects of a person's disability,
- If you have an assistance animal, your landlord can't charge an additional application fee or additional security deposit for your assistance animal. Your landlord can charge you repair fees if your assistance animal causes damage to your unit or common areas.
- Landlords may ask for information that allows them to evaluate a request for an assistance animal if:
 - Your disability is not obvious, and/or
 - Your need for an assistance animal is not obvious.

(Real Property Article of the Maryland Code, Sections 8-210, 8-213, and 8-218, 42 U.S.C. 3604)

2. LEASES & TENANCIES

Written lease requirements:

- A landlord who rents five or more units in Maryland is required to use a written lease.
- A landlord who rents four or fewer units in the state is not required to use a written lease. If the landlord does not use a written lease, tenancy is presumed to be 1 year from the tenant's first use of the unit.
- If your landlord gives you a written lease, it must include:
 - A statement of the condition of the property
 - An explanation of who is required to pay for heat, gas, electricity, water utilities and make repairs of the premises
 - A receipt for your security deposit
 - A copy of the most recent version of the Maryland Tenants' Bill of Rights
 - Contact information for the landlord or the agent authorized to receive notices and service of process on the landlord's behalf (unless posted in a noticeable place on the property).
- Local jurisdictions may require additional information in leases.

A lease may not include:



- Anything that requires you to allow the landlord to "confess judgment" (agree in advance to let the landlord win a claim) on a claim arising out of the lease.
- Anything that says you give up your legal rights under the law or your right to a jury trial.
- Any provision that shortens any notice period required by law.
- Any other provision identified in Section 8-208 of the Real Property Article of the Maryland Code, or any other provision otherwise prohibited by law.

An automatic renewal term in a lease must:

- Be separate from other parts of the lease.
- Be signed or acknowledged separately by you.

Ending tenancy:

- For the landlord to end your tenancy:
 - For a written lease with a stated term, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For month-to-month periodic tenancies, the landlord must give you at least 60 days written notice before terminating the tenancy.
 - For year-to-year periodic tenancies, the landlord must give at least 90 days written notice before the tenancy ends.
- For you to end your tenancy:
 - For leases with a stated term, month-to-month tenancies, and all other tenancies except year-to-year tenancy, you must give at least 30 days written notice before terminating the tenancy, unless the lease requires more time.
 - For year-to-year tenancies you must give at least 90 days written notice before terminating the tenancy. (This requirement does not apply in Baltimore City where tenants are only required to provide 30 days notice to end all tenancies.)

Ending your lease early due to abuse:

- If you have experienced abuse, you can end your lease early by giving notice to your landlord. The notice must include
 - A copy of a final protective order or peace order issued by the courts, or
 - A copy of a report from a qualified third party like a doctor, psychologist, social worker, or an advocate from a domestic violence organization.
- After providing notice, you have up to 30 days to move out.
 - You are only responsible for the rent from the notice date until you move out, which may be less than 30 days.



- If you move out in fewer than 30 days, you must give your landlord a signed, notarized, and written notification that you have moved out. The notification must be hand delivered or sent by first class mail.
- If you do not give your landlord this notice, you will be responsible for the rent for the full 30 days.

If the lease ends and no one gives notice:

- If neither side gives notice, your lease may automatically renew or become month-to-month, depending on the terms of your lease.
- Less common tenancies like week-to-week, year-to-year, or farm tenancies have different notice requirements.

(Real Property Article of the Maryland Code, Sections 8-5A-01, 8-5A-02, 8-5A-03, 8-208, 8-210, and 8-402; Baltimore City Public Local Law Section 9-16)

3. RENT

- Rent is due as your lease states.
- If you pay rent late, your landlord can charge a late fee, but it cannot be more than 5% of the late rent amount. You cannot be charged a late fee on partial rent payments paid on time.
- Your landlord must give you a receipt for your rent payment if you pay rent in cash or if you ask for a receipt.
- Rent Increases:
 - Your landlord may only increase your rent when your lease is renewed.
 - In most cases, they must tell you in writing 90 days in advance of any rent increase.
 - Some local jurisdictions may limit how much rent can be increased, but there is no statewide law that limits rent increases when your lease is renewed.
 - Your landlord can provide notice of a rent increase by email, text, or electronic tenant portal only if you have agreed to receive notices electronically.

(Real Property Article of the Maryland Code, Sections 8-205, 8-205.1, 8-208, and 8-209)

4. UTILITIES

Your unit must offer heat, light, electricity, hot and cold water, and proper sewage disposal. However, your landlord is not responsible if these utilities are not available because you have not paid bills that are your responsibility.



If your lease requires you to pay utilities directly to your landlord, your landlord must

- Give you copies of the monthly utility bills or,
- At the beginning of each lease term, give you in writing the total utility costs billed to the landlord for the previous year. Annual costs for water, sewer, gas, and electricity bills for the previous year must be provided separately.

Some landlords in larger buildings use a Ratio Utility Building System (RUBS) where tenants are charged a portion of the building's total utility costs. If your landlord uses RUBS, they must:

- Tell you before you sign your lease that they use RUBS,
- Provide copies of the last two utilities bills, and
- Describe how they calculate your share of the total utility costs.

(Real Property Article of the Maryland Code, Sections 8-208, 8-211, 8-212)

5. SECURITY DEPOSITS

Maximum deposit:

- In most cases, a landlord may not require you to pay a security deposit higher than one month's rent.
- You may offer a larger security deposit if your rental application would be denied based on credit or rental history.
- Your security deposit may be up to two months' rent If:
 - You signed your lease before October 1, 2024 or
 - If you qualify for utility assistance from the Department of Human Services and lease agreement requires you to pay utilities directly to the landlord.

What is a security deposit:

- A "security deposit" is any payment you give to the landlord, including pet deposits, to protect the landlord against
 - Unpaid rent
 - Property damage to the unit, common areas, major appliances, and furnishings
 - Damage due to lease violations

Payment rules:

- Your landlord may not require you to pay more than the sum of the first month's rent and the security deposit before you move in.



- The landlord must keep your security deposit in an interest-paying bank account.
- The landlord must give you a written receipt, which must be included with the written lease.
- The landlord must inform you about your rights and the landlord's responsibilities relating to the security deposit when you pay the security deposit.

Move-out inspection at end of tenancy:

- In the move-out inspection, the landlord inspects the unit for damage that may reduce your security damage.
- If you plan to move out and want the right to be present during the inspection, you must send your landlord a certified letter at least 15 days before leaving. The letter should:
 - Say that you plan to move,
 - Share your move-out date, and
 - Include your new address
- At the end of your tenancy, your landlord must give you a written list of any charges deducted from the security deposit and documents supporting the charges.
- They must return the rest of your deposit with interest within 45 days.

Allowed deductions:

Charges a landlord may legally deduct your security deposit include:

- Damage to the property beyond normal wear and tear
- Unpaid rent or utility bills
- Costs or fees from an eviction case judgment

If the deposit is not returned on time:

- If the landlord does not return your deposit or give you a written list of charges within 45 days after your lease ends, they may lose the right to keep any of the deposit.
- You may sue the landlord for up to three times the amount the landlord did not return.

(Real Property Article of the Maryland Code, Sections 8-203 and 8-203.1)

6. CONDITION OF RENTAL UNITS

Every rental property must be "fit for human habitation," meaning that it must be safe and suitable for people to live in. It must be free from serious defects or conditions that could cause a fire or are a serious and substantial threat to your life, health or safety.



Reporting a problem:

- Notify your landlord in writing right away if you find a problem.
- You can also reach out to your local code enforcement agency and request an inspection.
- A citation or violation notice is considered written notice to the landlord.

Mold-specific requirements:

- Landlords must test for a mold within 15 days of receiving written notice of possible mold in your unit.
- If mold is found, the landlord must remove it and fix the cause within 45 days if possible.
- If the mold can't be fixed within 45 days, it must be fixed within a reasonable time frame after the mold is found.
- Landlords must keep you informed during the mold testing and repair process.

Repair and Access:

- Landlords must provide at least 24 hours of advance notice before entering your apartment, except in an emergency.
- You must provide your landlord with access to your property to make repairs.

If problems are not fixed:

If your landlord doesn't fix the problem within a reasonable time after you provide notice, and the problem threatens life, health, or safety you have options:

- File a lawsuit in District Court for damages and a decrease in rent.
- Refuse to pay rent and use the issues as a defense if the landlord sues you for rent.
- File a rent escrow case, which allows you pay rent to the court instead of the landlord until the problems are fixed.

Lead paint:

If lead paint is present in the unit, you may, in certain circumstances, have the right to:

- Receive money from your landlord for a temporary relocation
- Take legal action if your landlord does not assist with safe relocation

Living in your unit:

- You have the right to quiet enjoyment of your rental unit for the duration of your tenancy.



- You have the right to move in and use the unit starting on the date listed in your lease.

(Real Property Article of the Maryland Code, Sections 8-204, 8-211, 8-212, 8-215, and 8-220)

7. EVICTIONS

Your landlord may start the eviction process by filing a case in the District Court if you:

- Violate your lease
- Don't pay rent on time
- Don't move out when your lease ends

Court process required:

- Your landlord may not evict you unless the District Court has given the landlord the right to the property (called a judgment of possession) and issued an order to remove you (called a warrant of restitution).
- Efforts to evict you like changing the locks, shutting off utilities, or other similar actions to prevent your access to the unit or ability to live safely in the unit are not allowed.

Your rights in court:

- You have the right to attend any court hearing in an eviction case brought against you by a landlord.
- You may qualify for a free attorney through Maryland's Access to Counsel in Evictions program if your income is 50% of the Area Median Income or less. Call 211 or visit legalhelpmd.org to find out if you qualify.
- You can access legal counsel as soon as you receive notice that your landlord is seeking to end the lease or to start the eviction process.

Notice before eviction:

- If you owe rent, your landlord must notify you in writing at least 10 days before filing an eviction case for failure to pay rent against you in District Court.
- In a "Failure to Pay Rent" eviction case, rent only includes the base rent. It may not include utility charges, maintenance charges or other penalties.
- A longer notice period may be required if you receive a housing subsidy funded by the state or federal government.
- Other types of eviction filings, such as a lease violation or staying in the rental unit longer than the time allowed by your lease may also require more notice.

Eviction requirements and stopping the eviction:



- If the court rules against you, you have seven days to move out or the landlord can ask the court to issue a warrant of restitution to evict you by removing all of your property from the unit.
- In most cases, you can stop the eviction by paying all past-due rent and any court costs the court orders you to pay before the eviction is carried out. This is called the “right of redemption.”
- Redemption may not be an option if:
 - you have had three (four in Baltimore City) or more eviction judgments for unpaid rent in the 12 months before the current case, and
 - your landlord asks the court not to allow you to redeem.
- Your landlord must give you written notice before the initial scheduled eviction. Six days is required under state law. Your local jurisdictions can the number of days required but it must be between four and 14 days of notice before the initial scheduled eviction.

(Real Property Article of the Maryland Code, Sections 8-401, 8-402, 8-402.1, 8-407, and 8-902)

8. CONSTRUCTIVE EVICTIONS

In Maryland, constructive eviction occurs when your landlord doesn’t fix a major issue that stops your use and enjoyment of your rental unit and you move out instead.

When it applies:

You may not be responsible for the rent if you can prove all of the following:

- Your landlord’s actions or neglect cause the major issue that disrupted your use and enjoyment of your unit.
- You told your landlord about the issue.
- You gave the landlord a reasonable amount of time to fix it before you moved out.
- You moved out within a reasonable time after your landlord failed to fix a major issue.

Before moving out, you should consult with an attorney. If you can prove construction eviction,

- Your lease will be considered ended (terminated).
- You will not be responsible for paying rent after you move out.
- You may be able to sue your landlord for your losses-- including moving costs, rent differences, attorney fees, and other related expenses.

What landlords must do to avoid constructive eviction:



- Landlords must avoid substantial interference with the tenant's enjoyment of their rental property,
- Ensure the rental property is safe and livable.
- Generally respond to tenant complaints promptly to avoid legal and financial consequences.

9. TENANT RIGHT OF FIRST REFUSAL

The "right of first refusal" (a legal term) means you get the first chance to buy the property you rent before the landlord sells it to someone else.

When it applies:

- You are a named tenant on the lease.
- You have lived in a rental property with 1, 2, or 3 units for at least six months.
- Your landlord plans to sell the property or receives an offer to buy it from a third party.

However, this rule does not apply in certain situations, such as when the landlord transfers the property without selling it, including transfers:

- To a family member
- To a business owned by the landlord
- Under court order

Notice process:

If your landlord notifies you that they intend to sell the property to a third party, the notice should also include your right to make an offer to buy it.

- You have 30 days from the date of the notice to make an offer to buy the property or decline.
- If you make an offer with the same or better terms than those in the notice, your landlord must accept it.
- If you decline to make an offer, your landlord may sell the property to a third party.

Some local jurisdictions may have their own laws about a tenant's right of first refusal or the opportunity to buy a rental property in cases not covered by state law.

(Real Property Article of the Maryland Code, Section 8-119)



10. PROHIBITED ACTS BY LANDLORDS

Housing discrimination is illegal under state and federal law. Landlords may not discriminate against potential or current tenants on the basis of:

- Race
- Color
- Religion
- Sex
- Disability
- Marital status
- Familial status
- Sexual orientation
- Gender identity
- National origin
- Source of income
- Military Status.

Some local jurisdictions may provide additional anti-discrimination protections.

Retaliation:

A landlord may not retaliate, or threaten to retaliate, against you for:

- Making a good faith complaint about a violation of your lease, violation of the law, or the condition of the rental property.
- Filing or participating in a lawsuit involving the landlord.
- Participating in a tenants' organization.
- Requesting police or emergency services at the property.
- Providing information to the landlord relating to lead paint issues.

Retaliation may include actions such as:

- Filing or threatening to file a lawsuit against you.
- Threatening to notify law enforcement about your immigration status.
- Increasing the rent, decreasing the services to you as a tenant (for example, shutting off utilities).
- Failing to make necessary repairs, or terminating your tenancy, among other things.



It is a crime for anyone, including landlords, to attempt to take money, property, labor, services, or anything of value by threatening to notify law enforcement about your immigration status.

Notice requirements before your landlord can enter your unit:

Unless your lease says otherwise, you have the right to quiet enjoyment of your residence. Your landlord has the right to enter your unit for legitimate purposes such as making necessary repairs, inspecting the unit, or showing the unit to prospective renters.

- Your landlord must notify you in writing at least 24 hours in advance of the inspection or repairs
- They can only enter the unit Monday through Saturday, from 7am to 7pm, unless it is an emergency.
- You can give your landlord written permission to enter your home with less than 24 hours notice.

Your lease may provide more details, and your local jurisdiction may have more rules on when your landlord may enter your unit.

(42 U.S.C. Sections 3601, et seq.; State Government Article of the Maryland Code, Sections 20-101, 20-704, and 20-705; Real Property Article of the Maryland Code, Sections 2-115, 8-204, 8-208.1, and 8-208.2; Criminal Law Article of the Maryland Code, Section 3-701)

Exceptions to the protections of these laws exist in certain circumstances.

11. RESOURCES

Office of Tenant and Landlord Affairs Maryland Department of Housing and Community Development

Website: [Office of Tenant and Landlord Affairs](http://dhcd.maryland.gov/Tenant-Landlord-Affairs) (dhcd.maryland.gov/Tenant-Landlord-Affairs)

Phone: 855-511-3423

Email: otla.dhcd@maryland.gov

The Office of Tenant and Landlord Affairs website has additional educational information and support staff for navigating renter rights and laws, including:

- Contact information for local legal aid organizations
- Contact information for local county offices of tenant rights
- Contact information for local homeless services and rental assistance programs if you have already lost your housing
- Frequently asked questions and answers for tenants and landlords



- Outreach materials for tenants and landlords
- How to report a case of fair housing discrimination or landlord violation of federal, state, or local renter laws to enforcement agencies

Maryland Commission on Civil Rights (MCCR)

Website: mccr.maryland.gov

MCCR investigates housing discrimination complaints.

Maryland Access to Counsel in Evictions (ACE) Program

Contact Information: Call 211 or go to [Legal Help Maryland](http://LegalHelpMaryland.org) (LegalHelpMD.org)

ACE provides free legal representation to income eligible renters at risk of eviction, has lost or is at risk of losing their housing voucher or subsidy.

Maryland District Court Self-Help Centers

Contact Information and Hours varies by location:

Website: [District Court Help Centers](http://courts.state.md.us/helpcenter/inperson/dc) (courts.state.md.us/helpcenter/inperson/dc)

If you are unable to go in person, call 410-260-1392 for assistance.

Services Provided:

- The self-help centers can assist renters with a landlord-tenant issue or case who are not already represented by a lawyer or attorney.
- The centers offer live chat, phone, and in-person services at 10 district court locations.
- Renters can receive help with understanding court documents, preparing for court hearings, completing court forms, preparing for mediation, and finding a lawyer.

The People's Law Library of Maryland

Website: [The People's Law Library of Maryland](http://ThePeople'sLawLibraryofMaryland.org) (peoples-law.org)

The People's Law Library is a legal information and self-help website maintained by a court-related agency of the Maryland Judiciary. It's also supported by Maryland's nonprofit legal service providers, pro bono attorneys, and law schools.

Services provided:

- The website provides general information about the law to people representing themselves in court.
- They offer a directory of legal service organizations who may be able to assist you in resolving your civil legal problems.



**A BRIEF GUIDE TO
MOLD,
MOISTURE,
AND
YOUR HOME**

**This Guide provides
information and guidance
for homeowners and
renters on how to clean
up residential mold
problems and how to
prevent mold growth.**

*U.S. Environmental Protection Agency
Office of Air and Radiation
Indoor Environments Division
1200 Pennsylvania Avenue, N. W.
Mailcode: 6609J
Washington, DC 20460
www.epa.gov/iaq*

A BRIEF GUIDE TO MOLD, MOISTURE, AND YOUR HOME

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MOLD BASICS

- The key to mold control is moisture control.
- If mold is a problem in your home, you should clean up the mold promptly *and* fix the water problem.
- It is important to dry water-damaged areas and items within 24-48 hours to prevent mold growth.

Why is mold growing in my home? Molds are part of the natural environment. Outdoors, molds play a



Mold growing outdoors on firewood. Molds come in many colors; both white and black molds are shown here.

part in nature by breaking down dead organic matter such as fallen leaves and dead trees, but indoors, mold growth should be avoided. Molds reproduce by means of tiny spores; the spores are invisible to the naked eye and float through outdoor and indoor air. Mold may begin growing indoors when mold spores land on surfaces that are wet. There are many types of mold, and none of them will grow without water or moisture.

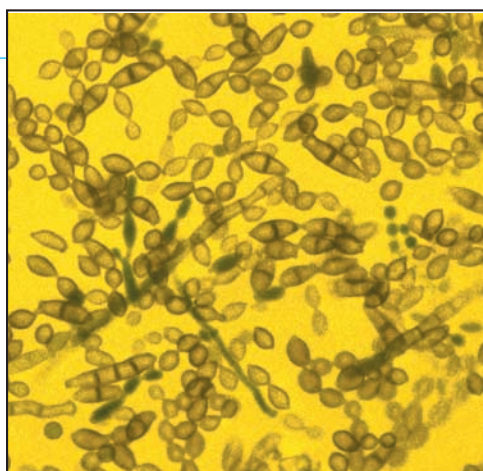
Can mold cause health problems? Molds are usually not a problem indoors, unless mold spores land on a wet or damp spot and begin growing. Molds have the potential to cause health problems. Molds produce allergens (substances that can cause allergic reactions), irritants, and in some cases, potentially toxic substances (mycotoxins).

Inhaling or touching mold or mold spores may cause allergic reactions in sensitive individuals. Allergic responses include hay fever-type symptoms, such as sneezing, runny nose, red eyes, and skin rash (dermatitis). Allergic reactions to mold are common. They can be immediate or delayed. Molds can also cause asthma attacks in people with asthma who are allergic to mold. In addition, mold exposure can irritate the eyes, skin, nose, throat, and lungs of both mold-

allergic and non-allergic people. Symptoms other than the allergic and irritant types are not commonly reported as a result of inhaling mold.

Research on mold and health effects is ongoing. This brochure provides a brief overview; it does not describe all potential health effects related to mold exposure. For more detailed information consult a health professional. You may also wish to consult your state or local health department.

How do I get rid of mold? It is impossible to get rid of all mold and mold spores indoors; some mold spores will be found floating through the air and in house dust. The mold spores will not grow if moisture is not present. Indoor mold growth can and should be prevented or controlled by controlling moisture indoors. If there is mold growth in your home, you must clean up the mold **and** fix the water problem. If you clean up the mold, but don't fix the water problem, then, most likely, the mold problem will come back.



Magnified mold spores.

Molds can gradually destroy the things they grow on. You can prevent damage to your home and furnishings, save money, and avoid potential health problems by controlling moisture and eliminating mold growth.

MOLD

CLEANUP



Leaky window – mold is beginning to rot the wooden frame and windowsill.

If you already have a
mold problem –
ACT QUICKLY.

Mold damages what it
grows on. The longer
it grows, the more
damage it can cause.

Who should do the cleanup? Who should do the cleanup depends on a number of factors. One consideration is the size of the mold problem. If the moldy area is less than about 10 square feet (less than roughly a 3 ft. by 3 ft. patch), in most cases, you can handle the job yourself, following the guidelines below. However:

- If there has been a lot of water damage, and/or mold growth covers more than 10 square feet, consult the U.S. Environmental Protection Agency (EPA) guide: *Mold Remediation in Schools and Commercial Buildings*. Although focused on schools and commercial

buildings, this document is applicable to other building types. It is available on the Internet at: www.epa.gov/mold.

- If you choose to hire a contractor (or other professional service provider) to do the cleanup, make sure the contractor has experience cleaning up mold. Check references and ask the contractor to follow the recommendations in EPA's *Mold Remediation in Schools and Commercial Buildings*, the guidelines of the American Conference of Governmental Industrial Hygienists (ACGIH), or other guidelines from professional or government organizations.
- If you suspect that the heating/ventilation/air conditioning (HVAC) system may be contaminated with mold (it is part of an identified moisture problem, for instance, or there is mold near the intake to the system), consult EPA's guide *Should You Have the Air Ducts in Your Home Cleaned?* before taking further action. Do not run the HVAC system if you know or suspect that it is contaminated with mold - it could spread mold throughout the building. Visit www.epa.gov/iaq/pubs to download a copy of the EPA guide.
- If the water and/or mold damage was caused by sewage or other contaminated water, then call in a professional who has experience cleaning and fixing buildings damaged by contaminated water.
- If you have health concerns, consult a health professional before starting cleanup.

MOLD **CLEANUP** GUIDELINES

BATHROOM TIP

Places that are often or always damp can be hard to maintain completely free of mold. If there's some mold in the shower or elsewhere in the bathroom that seems to reappear, increasing the ventilation (running a fan or opening a window) and cleaning more frequently will usually prevent mold from recurring, or at least keep the mold to a minimum.



Tips and techniques The tips and techniques presented in this section will help you clean up your mold problem. Professional cleaners or remediators may use methods not covered in this publication. Please note that mold may cause staining and cosmetic damage. It may not be possible to clean an item so that its original appearance is restored.

- **Fix plumbing leaks and other water problems as soon as possible. Dry all items completely.**
- **Scrub mold off hard surfaces with detergent and water, and dry completely.**

Mold growing on the underside of a plastic lawnchair in an area where rainwater drips through and deposits organic material.



Mold growing on a piece of ceiling tile.



- Absorbent or porous materials, such as ceiling tiles and carpet, may have to be thrown away if they become moldy. Mold can grow on or fill in the empty spaces and crevices of porous materials, so the mold may be difficult or impossible to remove completely.
- Avoid exposing yourself or others to mold (see discussions: **What to Wear When Cleaning Moldy Areas** and **Hidden Mold**.)
- Do not paint or caulk moldy surfaces. Clean up the mold and dry the surfaces before painting. Paint applied over moldy surfaces is likely to peel.
- If you are unsure about how to clean an item, or if the item is expensive or of sentimental value, you may wish to consult a specialist. Specialists in furniture repair, restoration, painting, art restoration and conservation, carpet and rug cleaning, water damage, and fire or water restoration are commonly listed in phone books. Be sure to ask for and check references. Look for specialists who are affiliated with professional organizations.

WHAT TO WEAR WHEN CLEANING MOLDY AREAS

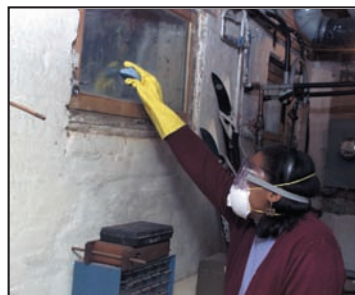


Mold growing on a suitcase stored in a humid basement.

It is important
to take
precautions to
**LIMIT
YOUR
EXPOSURE**
to mold and
mold spores.

- **Avoid breathing in mold or mold spores.** In order to limit your exposure to airborne mold, you may want to wear an N-95 respirator, available at many hardware stores and from companies that advertise on the Internet. (They cost about \$12 to \$25.) Some N-95 respirators resemble a paper dust mask with a nozzle on the front, others are made primarily of plastic or rubber and have removable cartridges that trap most of the mold spores from entering. In order to be effective, the respirator or mask must fit properly, so carefully follow the instructions supplied with the respirator. Please note that the Occupational Safety and Health Administration (OSHA) requires that respirators fit properly (fit testing) when used in an occupational setting; consult OSHA for more information (800-321-OSHA or [osha.gov/](https://www.osha.gov/)).

- **Wear gloves.** Long gloves that extend to the middle of the forearm are recommended. When working with water and a mild detergent, ordinary household rubber gloves may be used. If you are using a disinfectant, a biocide such as chlorine bleach, or a strong cleaning solution, you should select gloves made from natural rubber, neoprene, nitrile, polyurethane, or PVC (see **Cleanup and Biocides**). Avoid touching mold or moldy items with your bare hands.
- **Wear goggles.** Goggles that do not have ventilation holes are recommended. Avoid getting mold or mold spores in your eyes.



Cleaning while wearing N-95 respirator, gloves, and goggles.

How do I know when the remediation or cleanup is finished?

- You must have completely fixed the water or moisture problem before the cleanup or remediation can be considered finished.
- You should have completed mold removal. Visible mold and moldy odors should not be present. Please note that mold may cause staining and cosmetic damage.
 - You should have revisited the site(s) shortly after cleanup and it should show no signs of water damage or mold growth.
 - People should have been able to occupy or re-occupy the area without health complaints or physical symptoms.
 - Ultimately, this is a judgment call; there is no easy answer.

MOISTURE AND MOLD **PREVENTION** AND CONTROL TIPS

MOISTURE Control is the Key to **Mold Control**



*Mold growing
on the surface
of a unit
ventilator.*

- When water leaks or spills occur indoors - **ACT QUICKLY.** If wet or damp materials or areas are dried 24-48 hours after a leak or spill happens, in most cases mold will not grow.

- Clean and repair roof gutters regularly.
- Make sure the ground slopes away from the building foundation, so that water does not enter or collect around the foundation.
- Keep air conditioning drip pans clean and the drain lines unobstructed and flowing properly.



Condensation on the inside of a window-pane.

- Keep indoor humidity low. If possible, keep indoor humidity below 60 percent (ideally between 30 and 50 percent) relative humidity. Relative humidity can be measured with a moisture or humidity meter, a small, inexpensive (\$10-\$50) instrument available at many hardware stores.

- If you see condensation or moisture collecting on windows, walls or pipes - ACT QUICKLY to dry the wet surface and reduce the moisture/water source. Condensation can be a sign of high humidity.

Actions that will help to reduce humidity:

- 💧 Vent appliances that produce moisture, such as clothes dryers, stoves, and kerosene heaters to the outside where possible. (Combustion appliances such as stoves and kerosene heaters produce water vapor and will increase the humidity unless vented to the outside.)
- 💧 Use air conditioners and/or de-humidifiers when needed.
- 💧 Run the bathroom fan or open the window when showering. Use exhaust fans or open windows whenever cooking, running the dishwasher or dishwashing, etc.

Actions that will help prevent condensation:

- 💧 Reduce the humidity (see preceeding page).
- 💧 Increase ventilation or air movement by opening doors and/or windows, when practical. Use fans as needed.
- 💧 Cover cold surfaces, such as cold water pipes, with insulation.
- 💧 Increase air temperature.

Mold growing on a wooden headboard in a room with high humidity.



Renters: Report all plumbing leaks and moisture problems immediately to your building owner, manager, or superintendent. In cases where persistent water problems are not addressed, you may want to contact local, state, or federal health or housing authorities.



Rust is an indicator that condensation occurs on this drainpipe. The pipe should be insulated to prevent condensation.

Testing or sampling for mold Is sampling for mold needed? **In most cases, if visible mold growth is present, sampling is unnecessary.** Since no EPA or other federal limits have been set for mold or mold spores, sampling cannot be used to check a building's compliance with federal mold standards. Surface sampling may be useful to determine if an area has been

adequately cleaned or remediated. Sampling for mold should be conducted by professionals who have specific experience in designing mold sampling protocols, sampling methods, and interpreting results. Sample analysis should follow analytical methods recommended by the American Industrial Hygiene Association (AIHA), the American Conference of Governmental Industrial Hygienists (ACGIH), or other professional organizations.

HIDDEN MOLD

Mold growing on the back side of wallpaper.



Suspicion of hidden mold You may suspect hidden mold if a building smells moldy, but you cannot see the source, or if you know there has been water damage and residents are reporting health problems. Mold may be hidden in places such as the back side of dry wall, wallpaper, or paneling, the top side of ceiling tiles, the underside of carpets and pads, etc. Other possible locations of hidden mold include areas inside walls around pipes (with leaking or condensing pipes), the surface of walls behind furniture (where condensation forms), inside ductwork, and in roof materials above ceiling tiles (due to roof leaks or insufficient insulation).

Investigating hidden mold problems Investigating hidden mold problems may be difficult and will require caution when the investigation involves disturbing potential sites of mold growth. For example, removal of wallpaper can lead to a massive release of spores if there is mold growing on the underside of the paper. If you believe that you may have a hidden mold problem, consider hiring an experienced professional.

Cleanup and Biocides Biocides are substances that can destroy living organisms. The use of a chemical or biocide that kills organisms such as mold (chlorine bleach, for example) is not recommended as a routine practice during mold cleanup. There may be instances, however, when professional judgment may indicate its use (for example, when immune-compromised individuals are present). In most cases, it is not possible or desirable to sterilize an area; a background level of mold spores will remain - these spores will not grow if the moisture problem has been resolved. If you choose to use disinfectants or biocides, always ventilate the area and exhaust the air to the outdoors. Never mix chlorine bleach solution with other cleaning solutions or detergents that contain ammonia because toxic fumes could be produced.

Please note: Dead mold may still cause allergic reactions in some people, so it is not enough to simply kill the mold, it must also be removed.

Water stain on a basement wall — locate and fix the source of the water promptly.



ADDITIONAL RESOURCES

For more information on mold related issues including mold cleanup and moisture control/condensation/humidity issues, visit:

www.epa.gov/mold



Mold growing on fallen leaves.

This document is available on the Environmental Protection Agency, Indoor Environments Division website at: www.epa.gov/mold

NOTES

Acknowledgements

EPA would like to thank Paul Ellringer, PE, CIH, for providing the photo on page 14.

Please note that this document presents recommendations. EPA does not regulate mold or mold spores in indoor air.





STATE OF MARYLAND REAL ESTATE COMMISSION
Understanding Whom Real Estate Agents Represent

THIS NOTICE IS NOT A CONTRACT

In this form "seller" includes "landlord"; "buyer" includes "tenant"; and "purchase" or "sale" includes "lease"

Agents Who Represent the Seller

Seller's Agent: A seller's agent works for the real estate company that lists and markets the property for the sellers and exclusively represents the sellers. A seller's agent may assist the buyer in purchasing the property, but his or her duty of loyalty is only to the seller.

Subagent: A Subagent means a licensed real estate broker, licensed associate real estate broker, or licensed real estate salesperson who is not affiliated with or acting as the listing real estate broker for a property, is not a buyer's agent, has a brokerage relationship with the seller, and assists a prospective buyer in the acquisition of real estate for sale in a non-brokerage relationship capacity. The subagent works for a real estate company different from the company for which the seller's agent works. The subagent can assist a buyer in purchasing a property, but his or her duty of loyalty is only to the seller.

If you are viewing a property and you have not signed a Brokerage Agreement, that agent represents the seller

Agents Who Represent the Buyer

Buyer's Agent: A buyer may enter into a written contract with a real estate broker which provides that the broker will represent the buyer in locating a property to buy. The agent from that broker's company is then known as the buyer's agent. The buyer's agent assists the buyer in evaluating properties and preparing offers and developing negotiation strategies and works in the best interest of the buyer. The agent's fee is paid according to the written agreement between the broker and the buyer. If you as a buyer wish to have an agent represent you, you must enter into a written brokerage agreement.

Dual Agents

The possibility of **dual agency** arises when the buyer's agent and the seller's agent both work for the same real estate company, and the buyer is interested in property listed by that company. The real estate broker or the broker's designee, is called the "dual agent." Dual agents do not act exclusively in the interests of either the seller or buyer, and therefore cannot give undivided loyalty to either party. There may be a conflict of interest because the interests of the seller and buyer may be different or adverse.

If both seller and buyer agree to dual agency by signing a Consent For Dual Agency form, the "dual agent" (the broker or the broker's designee) shall assign one agent to represent the seller (the seller's "intra-company agent") and another agent to represent the buyer (the buyer's "intra-company agent"). Intra-company agents are required to provide the same services to their clients that agents provide in transactions not involving dual agency, including advising their clients as to price and negotiation strategies.

If either party does not agree to dual agency, the real estate company must withdraw the brokerage agreement for that particular property with either the buyer or seller, or both. If the seller's agreement is terminated, the seller must then either represent him or herself or arrange to be represented by an agent from another real estate broker/company. If the brokerage agreement is terminated, the buyer may choose to enter into a written brokerage agreement with a different broker/company. Alternatively, the buyer may choose not to be represented but simply to receive assistance from the seller's agent, from another agent in that company, or from a subagent from another company.

No matter what type of agent you choose to work with, you have the following rights and responsibilities in selling or buying property:

- >Real estate agents are obligated by law to treat all parties to a real estate transaction honestly and fairly. They must exercise reasonable care and diligence and maintain the confidentiality of clients. They must not discriminate in the offering of properties; they must promptly present each written offer or counteroffer to the other party; and they must answer questions truthfully.
- >Real estate agents must disclose all material facts that they know or should know relating to a property. An agent's duty to maintain confidentiality does not apply to the disclosure of material facts about a property.
- >All agreements with real estate brokers and agents must be in writing and explain the duties and obligations of both the broker and the agent. The agreement must explain how the broker and agent will be paid and any fee-sharing agreements with other brokers.
- >You have the responsibility to protect your own interests. **You should carefully read all agreements** to make sure they accurately reflect your understanding. A real estate licensee is qualified to advise you on real estate matters only. If you need legal or tax advice, it is your responsibility to consult a licensed attorney or accountant.

Any complaints about a real estate licensee may be filed with the Real Estate Commission at 100 S. Charles Street, Baltimore, MD 21202. (410) 230-6200.

We, the ☐ Sellers/Landlord ☒ Buyers/Tenants acknowledge receipt of a copy of this disclosure

and that COLDWELL BANKER REALTY (firm name)

and Vince Carchedi (salesperson) are working as:

(You may check more than one box but not more than two)

- ☒ seller/landlord's agent
- ☐ subagent of the Seller
- ☐ buyer's /tenant's agent

Arunima Kohli

dotloop verified
08/03/26 10:37 PM EDT
DPLG-MFUC-LN3V-M7EP

Signature

(Date)

Simantini Thorat

dotloop verified
08/04/26 11:24 AM IST
KBFR-Z1C5-Z4N9-2XTH

Signature

(Date)

I certify that on this date I made the required agency disclosure to the individuals identified below and they were **unable or unwilling** to acknowledge receipt of a copy of this disclosure statement.

Name of Individual to whom disclosure made

Name of Individual to whom disclosure made

Agent's Signature

(Date)



COLDWELL BANKER
REALTY



ADDENDUM TO CONTRACT

Buyer(s): Arunima Kohli and Simantini Thorat (tenants) (Anjana Kohli and Rajeev Thorat - cosigners)

Seller(s): Gene and Charisse Hughes Family Trust (landlord)

Property: 677 Washington Blvd, B, Baltimore, MD 21230

ADDENDUM REGARDING: Parking, Utilities, and Other Notices

In consideration of their mutual desires to consummate the aforementioned Contract, the undersigned parties hereby agree as follows:

Tenants are permitted to park one car in the parking area in conjunction with the lower tenant.

Tenants are restricted from subletting the property, including Air BnB and similar short term rental services.

Water is split on a per-person basis with the tenant in unit A. The landlord will bill the tenants directly for the water.

Tenants will put Baltimore Gas & Electric (BGE) service in their name and pay BGE directly.

Tenants will put cable/internet in their name and pay the cable/internet company directly.

Tenants are to thoroughly clean the unit upon move out.

No flushing of any objects other than toilet paper into the plumbing system.

If you wish to get a parking permit to park along Washington Blvd and other qualifying neighborhood streets, you will need to go directly through the city: <https://www.baltimorecity.gov/parking/on-street-parking-overview/residential-parking-permits>.

All other terms and conditions of the contract shall remain in full force and effect.

Arunima Kohli
Buyer
dotloop verified
08/02/26 1:07 PM EDT
KEIZ-91QG-ZTYP-IKLLK
Date

Gene Hughes
Seller
dotloop verified
08/06/26 9:48 PM EDT
GVJL-X7DC-4YJZ-VWJMJ
Date

Simantini Thorat
Buyer
dotloop verified
08/02/26 10:39 PM IST
JBQS-MU5X-XYWN-GDUF
Date

Seller
Date

Rajeev Thorat
dotloop verified
08/02/26 10:39 PM IST
H67R-IDZ3-B8I3-ZSVX

Anjana Kohli
dotloop verified
08/02/26 1:12 PM EDT
Q2AZ-M2AE-EGYI-4OJO

MARYLAND DEPARTMENT OF THE ENVIRONMENT

LEAD PAINT RISK REDUCTION (MDE FORM 330)

INSPECTION CERTIFICATE NO. 1076622

0206005
MDE TRACKING NO.

0322050854 033
MDE PROPERTY NO.

Gene M Hughes Jr
OWNER NAME

00677 WASHINGTON BLVD Unit # B BALTIMORE MD 21230
Street Address

Baltimore city
County

1900
Construction Year

Full Risk Reduction
Inspection Category

Dust Inspection
Inspection Method

PASSED
Inspection Status

Re-Inspection required no later than

Certificate Expiration Date

Invalid

Invalidated Date

I certify that I inspected the above listed property/unit on 10/3/2023 10:00:00 AM under Title 6, Subtitle 8 of the Environment Article, Annotated Code of MD.

Baltimore Home Specs, L.L.C.
Inspection Contractor Name

10427
Inspection Contractor Accreditation No.

10/30/2025
Inspection Contractor Accreditation Exp. Date

Chris Wittstadt
Inspector Name

10426
Inspector Accreditation No.

10/30/2025
Inspector Accreditation Exp. Date



Inspection certificates with numbers under 1000000 are not original documents; they were issued on paper prior to implementation of this online system.

STATE OF MARYLAND



COLDWELL BANKER
REALTY



Property Address: 677 Washington Blvd, B, Baltimore, MD 21230

Year Constructed: 1900

LANDLORD/TENANT DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT AND/OR LEAD-BASED PAINT HAZARDS FEDERAL AND MD

Lead Warning Statement

Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. **Before renting pre-1978 housing**, Lessor (Landlord) must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees (Tenants) must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord's Disclosure (check (1) or (2) below):

- (1) ☐ Landlord has knowledge of lead-based paint and/or that lead-based paint hazards are present in the housing (explain):

- (2) ☒ Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Records and Reports Available to the Tenant (check one below):

- (1) ☒ Landlord has provided the Tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below):

Most recent lead cert #1076622 - Passed

- (2) ☐ Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Tenant's Acknowledgement

Tenant states that Tenant has received any records and reports listed under Landlord's Disclosures above. Tenant acknowledges that Tenant has received the pamphlet **PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME**. If the rental Property is located in Maryland and built prior to 1978, Tenant also acknowledges receipt of notice entitled **Notice of Tenant's Rights, Lead Poisoning Prevention** as published by the Maryland Department of the Environment and receipt of a **Verified Inspection Certificate** from the Maryland Department of the Environment.

Agent's Acknowledgement

If Landlord is represented by an Agent, the Agent certifies that Agent has informed the Landlord of the Landlord's obligations under 42 U.S.C. 4852d and that the Agent is aware of Agent's duty to ensure compliance with the requirements of federal laws and regulations.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Gene Hughes
Landlord Date

Landlord Date

Nancy Carchedi
Agent Date

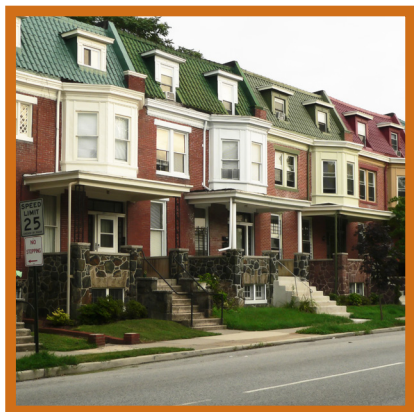
Tenant Date

Arumina Kohli
Tenant Date

Simantini Thorat
Tenant Date

Arijana Kohli
Tenant Date

Rajeev Thorat
Tenant Date



Protect Your Family From Lead in Your Home



United States
Environmental
Protection Agency



United States
Consumer Product
Safety Commission



United States
Department of Housing
and Urban Development

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires sellers, landlords, agents and rental property managers to:

- Disclose known information about the presence of lead-based paint or lead-based paint hazards (or state there is none)
- Provide all available records and reports on lead-based paint and lead-based paint hazards (or state there are none)
- Include a specific warning statement about lead-based paint
- Give buyers up to 10 days to have a certified inspector or risk assessor check for lead.

If undertaking renovation, repair or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right*, to learn about the lead-safe work practices that contractors are required to follow when working in your home ([see page 12](#)).



Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified risk assessor at cdxapps.epa.gov/leadpro.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills and other surfaces using wet methods.
- Take precautions to avoid exposure to lead dust when remodeling.
- Hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms when renovating, repairing or painting. Find an EPA-certified firm using cdxapps.epa.gov/leadpro.
- Have your home checked for lead-based paint by a certified inspector or risk assessor before buying, renting or renovating your home.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers and toys often.
- Make sure children eat a well-balanced diet with foods high in iron, calcium and vitamin C as these nutrients may help prevent the absorption of lead.
- Remove shoes or wipe soil and other dirt off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs or painting that disturb painted surfaces)
- Swallow lead dust that has settled on food, food preparation surfaces and other places
- Eat paint chips or soil that contains lead

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have dust that may contain lead on them.



Lead is dangerous to a developing fetus.

- Lead can build up in the body over time, settling in the bones. This stored lead can be transferred during pregnancy to a fetus or after birth to an infant through breast milk.

Please [see pages 13 and 14](#) for more information on sources of lead exposure.

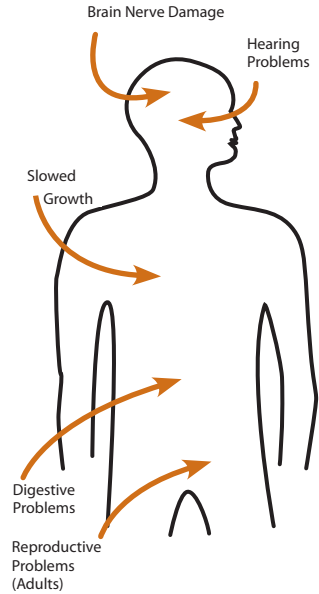
Health Effects of Lead

Lead affects the body in many ways. It is important to know that no safe blood lead level has been identified and even exposure to low levels of lead can harm children.

In children, exposure to lead can cause:

- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder and decreased intelligence
- Speech, language and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness and in some cases, death.



In adults, exposure to lead can cause an increased risk of:

- Miscarriage during pregnancy
- The baby being born too early or too small
- Harm to a developing fetus' brain, kidneys and nervous system
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels (BLLs) tend to increase rapidly from 6 to 12 months of age, and BLLs tend to peak at 18 to 24 months of age.

A simple blood test is the best way to find out if a child has been exposed to lead. A child who has been exposed to lead may not have visible signs or symptoms and may look and act healthy. Consult your doctor for advice on getting your children tested.

Blood lead tests are required for the following groups:

- Children at 12 and 24 months enrolled in Medicaid
- Children between 24 and 72 months enrolled in Medicaid with no record of a previous blood lead test
- Children who should be tested under your Tribal, state or local health testing plan

Blood lead tests are recommended for the following groups:

- Children at 12 and 24 months living in areas that are at higher risk* or who belong to populations that are at higher risk*
- Children or other family members who have been exposed to lead

Your doctor can explain what the test results mean and if more testing will be needed.

* Some children are more likely to be exposed to lead than others. These include children who live or spend time in a house or building built before 1978, are from low-income households, live or spend time with someone who works with lead or are immigrants, refugees or recently adopted from less developed countries.

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.¹

Many homes and childcare facilities built before 1978 may have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.²

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country or suburbs
- In private and public single-family homes and apartments
- On surfaces inside and outside of the house
- In soil around a home (soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars)

Learn more about where lead is found at [epa.gov/lead](https://www.epa.gov/lead).

¹ "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm²), or more than 0.5% by weight.

² "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters and porches

Lead-based paint is usually not a hazard if it is in good (intact) condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines any reportable level of lead dust measured by an EPA-recognized lead laboratory as hazardous.

If you suspect your home has lead-based paint, you should clean regularly to minimize dust using the information on [pages 9 and 11](#), especially when young children live in the home. EPA does not recommend lead abatements based on lead dust unless the lead dust is at or above the action levels listed on [page 11](#).

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead in dust or soil—which you may not be able to see—can both be hazards.

The only way to find out if paint, dust or soil lead hazards exist is to test for them. The next page describes how to do this.

Checking Your Home for Lead

Hire a certified lead professional to get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards or how to deal with them. A trained and certified lead-based paint inspector will inspect the paint using:
 - A portable x-ray fluorescence (XRF) machine
 - Lab tests of paint samples collected by the inspector to be tested in an EPA-recognized lead laboratory
- A **risk assessment** tells you if your home currently has any lead hazards from paint, dust or soil, and what actions to take to address any hazards. A trained and certified lead-based paint risk assessor will:
 - Sample paint that is deteriorated on doors, windows, floors, stairs and walls
 - Sample dust near painted surfaces and sample bare soil in the yard
 - Get lab tests of paint, dust and soil samples
- A **combination inspection and risk assessment** tells you if your home has any lead-based paint, if it has any lead hazards and where both are located.



Be sure to read the report provided to you after your inspection or risk assessment is completed and ask questions about anything you do not understand. Closely monitor areas that are known to have lead-based paint.

Checking Your Home for Lead, continued

In preparing for renovation, repair or painting work in a pre-1978 home, Lead-Safe Certified renovators ([see page 12](#)) may do any of the following:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis
- Use EPA-recognized tests kits to determine if lead-based paint is absent
- Presume that lead-based paint is present and use lead-safe work practices

There are state, Tribal and federal programs in place to ensure that testing is done safely, reliably and effectively. Contact your state, Tribal or local agency for more information, visit epa.gov/lead, or call toll-free **1-800-424-LEAD (5323)** for a list of contacts in your area.³

³ Hearing- or speech-challenged individuals may access this number through TTY by calling 711.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bedtime.
- Keep play areas clean. Wash bottles, pacifiers, toys and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing or painting, hire only EPA-, Tribal- or state-approved Lead-Safe Certified renovation firms ([see page 12](#)).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat a well-balanced diet of fruits, vegetables, grains, dairy and protein-rich foods. Foods that are higher in iron, calcium and vitamin C may help reduce the body's absorption of lead. Children with empty stomachs absorb more lead than children with food in their stomachs.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.

- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing or painting by hiring an EPA-, Tribal- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead-safe work practices in your home.
- To remove lead hazards, you should hire a certified lead abatement contractor. Abatement methods (which are designed to permanently address lead-based paint hazards) include removing, sealing or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint will not permanently address the lead-based paint hazards.



Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm ([see page 12](#)) to perform renovation, repair or painting (RRP) projects that disturb painted surfaces.
- Hire a certified lead abatement contractor to permanently address lead hazards. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.
- Certified contractors will employ qualified workers and follow strict safety rules set by their state or Tribe or by the federal government.

Reducing Lead Hazards, continued

If your home has had a lead abatement, dust cleanup activities must be conducted once the work is completed. Dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following action levels:

- 5 micrograms per square foot ($\mu\text{g}/\text{ft}^2$) for floors, including carpeted floors
- 40 $\mu\text{g}/\text{ft}^2$ for interior window sills
- 100 $\mu\text{g}/\text{ft}^2$ for window troughs

Abatement is designed to permanently address lead-based paint hazards. However, when an abatement is complete, lead dust may still remain above reportable levels ([see page 6](#)) and can also be reintroduced into an abated area. Steps to keep lead dust low after an abatement include:

- Using a HEPA vacuum on all furniture and other items returned to the area
- Regularly cleaning floors, window sills, troughs and other hard surfaces with a damp cloth or sponge and a general all-purpose cleaner

Please [see page 9](#) for more information on steps you can take to protect your home after the abatement. For help in locating certified lead abatement professionals in your area, call your state, Tribal or local agency ([see pages 15 and 16](#)), visit cdxapps.epa.gov/leadpro, or call toll-free 1-800-424-LEAD [5323].

Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state or Tribal program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. These prohibited methods are:
 - Open-flame burning or torching
 - Sanding, grinding, planing, needle gunning or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
 - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods and then checked to confirm adequate cleanup.
- **Dispose of waste properly.** Collect and seal waste in a heavy-duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right*.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water in homes are lead pipes, fixtures, brass or chrome-plated brass faucets and plumbing with lead solder.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested (See below).

Remember that older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please use EPA's Safe Drinking Water online form at [epa.gov/safewaterhotline](https://www.epa.gov/safewaterhotline).

Call your local health department or water company to find out about testing your water, or visit [epa.gov/safewater](https://www.epa.gov/safewater) for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

Other Sources of Lead, continued

- **Lead smelters** or other industries that release lead into the air.
- **Your job.** Working in certain jobs may increase adults' potential exposure to lead, such as: renovation or repair of older homes and buildings, painting, construction, refinishing furniture, smelting, mining, auto repair, handling firearms and working at hazardous waste sites. If you work with lead, lead dust or soil could get onto your skin, in your hair and clothes, which can be transferred to the inside of your car or home. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, fishing, shooting at a gun range or refinishing furniture that has lead-containing paint or varnish. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint or varnish. Older toys and other children's products may have parts that contain lead.⁴
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Items made in other countries and imported into the United States may have lead including toys, painted furniture, metal or plastic jewelry, health remedies, foods, spices, candies, cosmetics, powders, make-up used in religious and cultural practices and folk remedies, such as "**greta**" and "**azarcon**," used to treat an upset stomach.
- **Older playground equipment** can contain old lead-based paint, and **artificial turf and playground surfaces** made from shredded rubber can contain lead. Take precautions to ensure young children do not eat shredded rubber or put their hands in their mouth before washing them.

⁴ In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead above 100 ppm by weight in most children's products.

For More Information

The National Lead Information Center

Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call toll-free **1-800-424-LEAD (5323)**.

EPA's Safe Drinking Water Hotline

For information about lead in drinking water visit epa.gov/safewater or use EPA's Safe Drinking Water online form at epa.gov/safewaterhotline.

Consumer Product Safety Commission (CPSC) Hotline

For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call toll-free **1-800-638-2772**, or visit CPSC's website at cpsc.gov or saferproducts.gov.

Food and Drug Administration

For information on lead in food and foodwares visit www.fda.gov/food/environmental-contaminants-food/lead-food-and-foodwares.

Centers for Disease Control and Prevention

For information on childhood lead poisoning prevention visit: www.cdc.gov/lead

State and Local Health and Environmental Agencies

Some states, Tribes, counties and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state, Tribal or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center toll-free at **1-800-424-LEAD [5323]**.

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling **711**.

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs: epa.gov/lead/contacts.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont and 10 federally recognized Tribes)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands and 8 Tribes)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia and 7 Tribes)

Regional Lead Contact
U.S. EPA Region 3
Four Penn Center
1600 JFK Blvd
Philadelphia, PA 19103-2029

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and 6 Tribes)

Regional Lead Contact
U.S. EPA Region 4
61 Forsyth Street, SW
Atlanta, GA 30303

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin and 37 Tribes)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1201 Elm Street, Suite 500
Dallas, TX 75270
(214) 665-7577

Region 7 (Iowa, Kansas, Missouri, Nebraska and 9 Tribes)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
LCRD/TTPB
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 28 Tribes)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6169

Region 9 (Arizona, California, Hawaii, Nevada, Guam, American Samoa, Northern Marianas, Palau, Micronesia, Marshall Islands and 148 Tribes)

Regional Lead Contact
U.S. EPA Region 9 (LNC-2-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-8000

Region 10 (Alaska, Idaho, Oregon, Washington and 271 Tribes)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC

4330 East-West Highway

Bethesda, MD 20814-4421

1-800-638-2772

cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Its Office of Lead Hazard Control and Healthy Homes' (OLHCHH's) lead hazard reduction grants, healthy homes grants, and guidance and enforcement of the Lead Disclosure Rule and Lead Safe Housing Rule, protect families from lead and other housing hazards.

HUD OLHCHH

lead.regulations@hud.gov

hud.gov/lead

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IMPORTANT!

Lead From Paint, Dust and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools and childcare facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard ([see page 10](#)).

USER'S MANUAL

Smoke & Carbon Monoxide Alarm

First Alert

AC Powered Smoke & Carbon Monoxide Alarm with Battery Back-up, Silence Feature and Latching Alarm

Model SC9120B

Input: 120V AC ~
60 Hz, 0.09A



IMPORTANT! PLEASE READ CAREFULLY AND SAVE

This user's manual contains important information about your Alarm's operation. If you are installing the Alarm for use by others, you must leave this manual — or a copy of it — with the end user.

Printed in Mexico
M08-0094-006 K1 08/08

LISTED TO
UL 217 and
UL 2034
STANDARDS

Model
SC9120B

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Consumer Affairs: (800) 323-9005
www.brkelectronics.com • www.firstalert.com

INTRODUCTION

Thank you for choosing BRK Brands, Inc. for your Smoke and Carbon Monoxide Alarm needs. You have purchased a state-of-the-art Smoke & CO Alarm designed to provide you with early warning of a fire or Carbon Monoxide. **Key features include:**

Smoke & Carbon Monoxide Combination Alarm. One alarm protects against two deadly household threats.

Intelligent Sensing Technology designed to help reduce unwanted or nuisance alarms.

Smart Interconnect can be interconnected to BRK Smoke Alarms. One interconnect wire carries both smoke and CO alarm signals.

Single Button Test/Silence eliminates confusion. Depending on what mode the alarm is in, pushing the button provides different functions such as testing the alarm, silencing the alarm, re-testing the alarm when in silence and clearing the Latching feature.

Latching Alarm Indicator easily identifies initiating alarm even after the alarm condition has subsided.

Perfect Mount System includes a gasketless base for easy installation and a new mounting bracket that keeps the alarm secure over a wide rotation range to allow for perfect alignment.

Dust Cover is included to keep the alarm clean during construction.

Easy Installation/Maintenance features include a large opening in the mounting bracket for easy access to wiring. A battery pull tab that keeps the battery fresh until the home is occupied. A Side Load Battery Drawer allows for easy battery replacement without removing the alarm from the ceiling or wall.

Improved UV Resistance keeps the alarm from discoloring over time.

All BRK® and First Alert® Smoke Alarms conform to regulatory requirements, including UL217 and are designed to detect particles of combustion. Smoke particles of varying number and size are produced in all fires.

i Ionization technology is generally more sensitive than photoelectric technology at detecting small particles, which tend to be produced in greater amounts by flaming fires, which consume combustible materials rapidly and spread quickly. Sources of these fires may include paper burning in a wastebasket, or a grease fire in the kitchen.

p Photoelectric technology is generally more sensitive than ionization technology at detecting large particles, which tend to be produced in greater amounts by smoldering fires, which may smolder for hours before bursting into flame. Sources of these fires may include cigarettes burning in couches or bedding.

For maximum protection, use both types of Smoke Alarms on each level and in every bedroom of your home.

FIRE SAFETY TIPS

Follow safety rules and prevent hazardous situations: 1) Use smoking materials properly. Never smoke in bed. 2) Keep matches or lighters away from children; 3) Store flammable materials in proper containers; 4) Keep electrical appliances in good condition and don't overload electrical circuits; 5) Keep stoves, barbecue grills, fireplaces and chimneys grease- and debris-free; 6) Never leave anything cooking on the stove unattended; 7) Keep portable heaters and open flames, like candles, away from flammable materials; 8) Don't let rubbish accumulate.

Keep alarms clean, and test them weekly. Replace alarms immediately if they are not working properly. Smoke Alarms that do not work cannot alert you to a fire. Keep at least one working fire extinguisher on every floor, and an additional one in the kitchen. Have fire escape ladders or other reliable means of escape from an upper floor in case stairs are blocked.

BASIC SAFETY INFORMATION

IMPORTANT!

- Dangers, Warnings, and Cautions alert you to important operating instructions or to potentially hazardous situations. Pay special attention to these items.
- This Smoke/CO Alarm is approved for use in single-family residences. It is NOT designed for marine or RV use.

CAUTION!

- This combination Smoke/Carbon Monoxide Alarm has two separate alarms. The CO Alarm is not designed to detect fire or any other gas. It will only indicate the presence of carbon monoxide gas at the sensor. Carbon monoxide gas may be present in other areas. The Smoke Alarm will only indicate the presence of smoke that reaches the sensor. The Smoke Alarm is not designed to sense gas, heat or flames.

Continued...

⚠ DANGER!

ELECTRICAL SHOCK HAZARD. Turn off the power to the area where the Smoke/CO Alarm is installed before removing it from the mounting bracket. Failure to turn off the power first may result in serious electrical shock, injury or death.

⚠ WARNING!

- This unit will not alert hearing impaired residents. It is recommended that you install special units which use devices like flashing strobe lights to alert hearing impaired residents.
- Installation of this unit must conform to the electrical codes in your area; Articles 210 and 300.3 (B) of NFPA 70 (NEC), NFPA 72, NFPA 101; ICC; SBC (SBCCI); UBC (ICBO); NBC (BOCA); OTFDC (CABO), and any other local or building codes that may apply. Wiring and installation must be performed by a licensed electrician. Failure to follow these guidelines may result in injury or property damage.
- This unit must be powered by a 24-hour, 120V AC pure sine wave 60 Hz circuit. Be sure the circuit cannot be turned off by a switch, dimmer, or ground fault circuit interrupter. Failure to connect this unit to a 24-hour circuit may prevent it from providing constant protection. Unit may be connected to an arc fault circuit interrupter.
- This Smoke/CO Alarm must have AC or battery power to operate. If AC power fails and the battery is dead or missing, the alarm cannot operate.
- Never disconnect the power from an AC powered unit to stop an unwanted alarm. Doing so will disable the unit and remove your protection. In the case of a true unwanted alarm, use the Silence Feature (if equipped), open a window or fan the smoke away from the unit. The alarm will reset automatically when it returns to normal operation. Never remove the batteries from a battery operated unit to stop an unwanted alarm (caused by cooking smoke, etc.). Instead open a window or fan the smoke away from the unit. The alarm will reset automatically.

⚠ CAUTION!

- Connect this unit **ONLY** to other compatible units. See "How To Install This Smoke/CO Alarm" for details. Do not connect it to any other type of alarm or auxiliary device. Connecting anything else to this unit may damage it or prevent it from operating properly.
- The battery compartment resists closing unless a battery is installed. This warns you the unit will not operate under DC power without a battery.
- Do not stand too close to the unit when the alarm is sounding. It is loud to wake you in an emergency. Exposure to the horn at close range may harm your hearing.
- Do not paint over the unit. Paint may clog the openings to the sensing chambers and prevent the unit from operating properly.

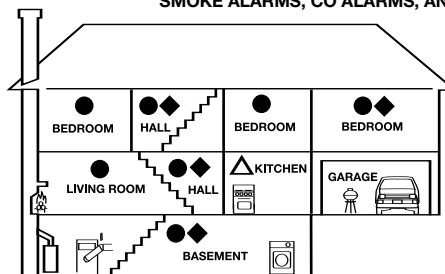
INSTALLATION**WHERE TO INSTALL THIS ALARM**

Minimum coverage for Smoke Alarms, as recommended by the National Fire Protection Association (NFPA), is one Smoke Alarm on every floor, in every sleeping area, and in every bedroom (See "Regulatory Information For Smoke Alarms" for details on the NFPA recommendations).

For CO Alarms, the National Fire Protection Association (NFPA) recommends that a CO Alarm should be centrally located outside of each separate sleeping area in the immediate vicinity of the bedrooms. For added protection, install additional CO Alarms in each separate bedroom, and on every level of your home.

In general, install combination Smoke and Carbon Monoxide Alarms:

- On every level of your home, including finished attics and basements.
- Inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet (12 meters) long, install a unit at each end.
- At the top of first-to-second floor stairs.
- At the bottom of the basement stairs.
- For additional coverage, install Alarms in all rooms, halls, and storage areas, where temperatures normally remain between 40° F and 100° F (4° C and 38° C).

Recommended Placement**SUGGESTED AREAS FOR INSTALLING SMOKE ALARMS, CO ALARMS, AND COMBO UNITS****KEY:**

- SMOKE ALARMS
- △ SMOKE ALARM WITH SILENCE FEATURE
- ◆ CO ALARMS
- ◆ BOTH, OR COMBINATION SMOKE/CO ALARMS

Suggested locations are based on NFPA recommendations (NFPA 72 for Smoke Alarms and NFPA 720 for Carbon Monoxide Alarms). Always refer to national and local codes before beginning any installation.

In new construction AC and AC/DC smoke alarms MUST be interconnected to meet NFPA recommendations.

- When installing on the wall, the top edge of Smoke Alarms should be placed between 4 inches (102 mm) and 12 inches (305 mm) from the wall/ceiling line.
- When installing on the ceiling, place the alarm as close to the center as possible.
- In either case, install at least 4 inches (102 mm) from where the wall and ceiling meet. See "Avoiding Dead Air Spaces" for more information.

NOTE: For any location, make sure no door or other obstruction could keep carbon monoxide or smoke from reaching the Alarm.

Installing Smoke/CO Alarms in Mobile Homes

For minimum security install one Smoke/CO Alarm as close to each sleeping area as possible. For more security, put one unit in each room. Many older mobile homes (especially those built before 1978) have little or no insulation. If your mobile home is not well insulated, or if you are unsure of the amount of insulation, it is important to install units on inside walls only.

WHERE THIS ALARM SHOULD NOT BE INSTALLED**Do NOT locate this Smoke/CO Alarm:**

- In garages, kitchens, furnace rooms, crawl spaces and unfinished attics. Avoid extremely dusty, dirty or greasy areas.
- Where combustion particles are produced. Combustion particles form when something burns. Areas to avoid include poorly ventilated kitchens, garages, and furnace rooms. Keep units at least 20 feet (6 meters) from the sources of combustion particles (stove, furnace, water heater, space heater) if possible. In areas where a 20-foot (6 meter) distance is not possible – in modular, mobile, or smaller homes, for example – it is recommended the Smoke/CO Alarm be placed as far from these fuel-burning sources as possible. The placement recommendations are intended to keep these Alarms at a reasonable distance from a fuel-burning source, and thus reduce "unwanted" alarms. Unwanted alarms can occur if a Smoke/CO Alarm is placed directly next to a fuel-burning source. Ventilate these areas as much as possible.
- Within 5 feet (1.5 meters) of any cooking appliance. In air streams near kitchens. Air currents can draw cooking smoke into the smoke sensor and cause unwanted alarms.
- In extremely humid areas. This Alarm should be at least 10 feet (3 meters) from a shower, sauna, humidifier, vaporizer, dishwasher, laundry room, utility room, or other source of high humidity.
- In direct sunlight.
- In turbulent air, like near ceiling fans or open windows. Blowing air may prevent CO or smoke from reaching the sensors.
- In areas where temperature is colder than 40° F (4° C) or hotter than 100° F (38° C). These areas include non-airconditioned crawl spaces, unfinished attics, uninsulated or poorly insulated ceilings, porches, and garages.
- In insect infested areas. Insects can clog the openings to the sensing chamber.
- Less than 12 inches (305 mm) away from fluorescent lights. Electrical "noise" can interfere with the sensor.
- In "dead air" spaces. See "Avoiding Dead Air Spaces".

AVOIDING DEAD AIR SPACES

"Dead air" spaces may prevent smoke from reaching the Smoke/CO Alarm. To avoid dead air spaces, follow installation recommendations below.

On ceilings, install Smoke/CO Alarms as close to the center of the ceiling as possible. If this is not possible, install the Smoke/CO Alarm at least 4 inches (102 mm) from the wall or corner.

For wall mounting (if allowed by building codes), the top edge of Smoke/CO Alarms should be placed between 4 inches (102 mm) and 12 inches (305 mm) from the wall/ceiling line.

On a peaked, gabled, or cathedral ceiling, install the first Smoke/CO Alarm within 3 feet (0.9 meters) of the peak of the ceiling, measured horizontally. Additional Smoke/CO Alarms may be required depending on the length, angle, etc. of the ceiling's slope. Refer to NFPA 72 for details on requirements for sloped or peaked ceilings.

Continued...

INSTALLATION, Continued

BEFORE YOU BEGIN INSTALLATION

This unit is designed to be mounted on any standard wiring junction box up to a 4-inch (10 cm) size, on either the ceiling or wall. Read "Where to Install This Alarm" and "Where This Alarm Should Not Be Installed" before you begin installation.

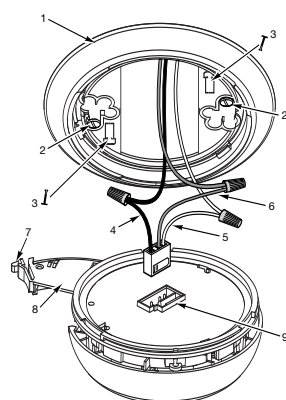
⚠ WARNING!

- Make sure the alarm is not receiving excessively noisy power. Examples of noisy power could be major appliances on the same circuit, power from a generator or solar power, light dimmer on the same circuit or mounted near fluorescent lighting. Excessively noisy power may cause damage to your Alarm.

Find the pair of self-adhesive labels included with this Smoke/CO Alarm.

- On each label write in the phone number of your emergency responder (like 911) and a qualified appliance technician.
- Place one label near the Smoke/CO Alarm, and the other label in the "fresh air" location you plan to go if the alarm sounds.

NOTE: A qualified appliance technician is defined as "a person, firm, corporation, or company that either in person or through a representative, is engaged in and responsible for the installation, testing, servicing, or replacement of heating, ventilation, air conditioning (HVAC) equipment, combustion appliances and equipment, and/or gas fireplaces or other decorative combustion equipment."



PARTS OF THIS SMOKE/CO ALARM

- | | |
|---|-------------------------------------|
| 1 | Mounting Bracket |
| 2 | Mounting Slot and Screw* |
| 3 | Locking Pins (break out of bracket) |
| 4 | Hot (Black) AC Wire |
| 5 | Neutral (White) AC Wire |
| 6 | Interconnect Wire (Orange) |
| 7 | Lever to Open Battery Compartment |
| 8 | Swing-Out Battery Compartment |
| 9 | Quick-Connect Power |

*Not Included

HOW TO INSTALL THIS SMOKE/CO ALARM

Tools you will need: Standard Flathead screwdriver, wire strippers.

⚠ DANGER!

ELECTRICAL SHOCK HAZARD. Turn off power to the area where you will install this unit at the circuit breaker or fuse box before beginning installation. Failure to turn off the power before installation may result in serious electrical shock, injury or death.

To install this unit:

1. Remove the mounting bracket from the base. Position the screw slots on the mounting bracket over the screws in the junction box. Tighten the screws.

⚠ WARNING!

Improper wiring of the power connector or the wiring leading to the power connector will cause damage to the Alarm and may lead to a non-functioning Alarm.

2. Using wire nuts, connect the power connector to the AC power.

STAND ALONE ALARM ONLY:

- Connect the white wire on the power connector to the neutral wire in the junction box.
- Connect the black wire on the power connector to the hot wire in the junction box.
- Tuck the orange wire inside the junction box. **It is used for interconnect only.**

INTERCONNECTED ALARMS ONLY:

Strip off about 1/2" of the plastic coating on the orange interconnect wire on the power connector.

- Connect the white wire on the power connector to the neutral wire (usually white) in the junction box.
- Connect the black wire on the power connector to the hot wire (usually black) in the junction box.
- Connect the orange wire on the power connector to the interconnect wire in the junction box. Repeat for each unit you are interconnecting. Never connect the hot or neutral wires in the junction box to the orange interconnect wire. Never cross hot and neutral wires between interconnected Alarms.

3. Plug the power connector into the back of the Smoke/CO Alarm.
4. Position the base of the Smoke/CO Alarm over the mounting bracket and turn. The Alarm will remain secure over a wide rotation range to allow for perfect alignment. When wall mounting, this will allow fine-tuning on the positioning to compensate for out of aligned wall studs and to keep the wording level. The Alarm can be positioned over the bracket every 120°. Rotate the Alarm until aligned properly.
5. Check all connections.

STAND ALONE ALARM ONLY:

- If you are only installing one unit, restore power to the junction box.

INTERCONNECTED ALARMS ONLY:

- If you are interconnecting multiple Smoke/CO Alarms, repeat Step 1-5 for each Smoke/CO Alarm in the series. When you are finished, restore power to the junction box.

⚠ DANGER!

ELECTRICAL SHOCK HAZARD. Do not restore power until all Alarms are completely installed. Restoring power before installation is complete may result in serious electrical shock, injury or death.

6. Make sure the Smoke/CO Alarm is receiving AC power. Under normal operation, the green indicator light will shine continuously. If the green power indicator light does not light, TURN OFF POWER TO THE JUNCTION BOX and recheck all connections. If all connections are correct and the green power indicator still does not light when you restore the power, the unit should be replaced immediately.
7. **ACTIVATING THE BATTERY BACK-UP**
IMPORTANT!
Activate the battery back-up by removing the "Pull to Activate Battery Back-Up" tab. You do not need to open the battery compartment and reposition the battery during installation. **DO NOT remove the battery activation tab until AC power is turned on to conserve battery power.**
8. **Single Station Alarms:** Test each Alarm. Press and hold the Test/Silence button until you hear the acknowledge "chirp" or the unit alarms.
Interconnected Alarms: Press and hold the Test/Silence button until the unit alarms. All interconnected Alarms should sound. The other Alarms sounding only tests the interconnect signal between Alarms. It does not test each Alarm's operation. **You must test each Alarm individually to check if the Alarm is functioning properly.**

IMPORTANT!

If any unit in the series does not alarm during testing, TURN OFF POWER, REMOVE BATTERIES, and recheck connections. If it does not alarm when you restore power, replace it immediately.

INSTALLATION, Continued

SPECIAL REQUIREMENTS FOR INTERCONNECTED ALARMS

⚠ WARNING!

- Failure to meet any of the above requirements could damage the units and cause them to malfunction, removing your protection.
- AC and AC/DC Smoke/CO Alarms can be interconnected. Under AC power, all units will alarm when one senses smoke or CO. When power is interrupted, only the AC/DC units in the series will continue to send and receive signals. AC powered Smoke/CO Alarms will not operate. See "Smart Interconnect" Feature.

Interconnected units can provide earlier warning of a Smoke/CO problem than stand-alone units, especially if the problem starts in a remote area of the dwelling. If any unit in the series senses Smoke/CO, all units will alarm. To determine which Smoke/CO Alarm initiated an alarm, refer to the table.

During an Alarm:

On Initiating Alarm(s) – Red LED(s) flashes (flash) rapidly

On All Other Alarms – Red LED is Off

After an Alarm (Latching):

On Initiating Alarm(s) – Green LED(s) On, Red LED(s) flash once every 5 seconds

On All Other Alarms – Green LED(s) On, Red LED(s) is Off

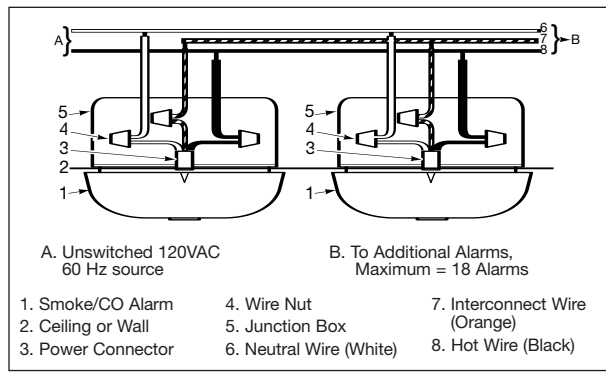
Compatible Interconnected Units

IMPORTANT!

Interconnect units within a single family residence only. Otherwise all households will experience unwanted alarms when you test any unit in the series. Interconnected units will only work if they are wired to compatible units and all requirements are met. This unit is designed to be compatible with: **BRK Electronics**® Smoke Alarm Models 9120, 9120B, 7010, 7010B, 7020B, 4120, 4120B, 4120SB, 4919, 2002RAC, 100S, 5919, 5919TH; **BRK Electronics**® Heat Alarm Models HD6135F, HD6135FB; **BRK Electronics**® CO Alarm Models CO5120BN, CO5120PDBN; Smoke/CO Alarm Model SC6120B, SC9120B; and **First Alert**® Smoke Alarm Models SA4120, SA4120B, SA4121B, SA4919B, SA100B, SC7010B, SC7010BV; Accessory devices models RM3, RM4, SL177.

Interconnected units must meet ALL of the following requirements:

- A maximum of 18 compatible BRK Electronics® Smoke, Heat or CO Alarms may be interconnected. No more than 12 of the 18 can be Smoke Alarms per NFPA 72.
- The same fuse or circuit breaker must power all interconnected units.
- The total length of wire interconnecting the units should be less than 1000 feet (300 meters). This type of wire is commonly available at Hardware and Electrical Supply stores.
- All wiring must conform to all local electrical codes and NFPA 70 of the National Electrical Code. Refer to NFPA 72, NFPA 101, and/or your local building code for further connection requirements.



USING THE OPTIONAL LOCKING FEATURES

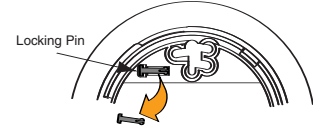
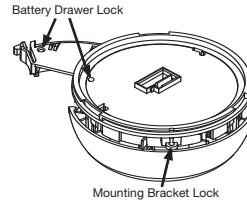
The optional locking features are designed to discourage unauthorized removal of the battery or alarm. It is not necessary to activate the locks in single-family households where unauthorized battery or alarm removal is not a concern.

These Smoke/CO Alarms have two separate locking features: one locks the battery compartment, and the other locks the Smoke/CO Alarm to the mounting bracket. You can choose to use either feature independently, or use them both.

Tools you will need:

- Needle-nose pliers or utility knife
- Standard/Flathead screwdriver.

Both locking features use locking pins, molded into the mounting bracket. Using needle nose pliers or a utility knife, remove one or both pins, depending on which locking features you use.



THE BATTERY COMPARTMENT LOCK

TO LOCK THE BATTERY COMPARTMENT:

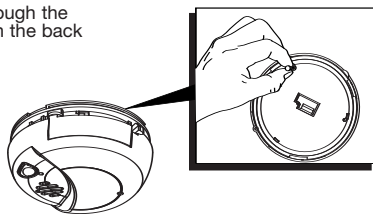
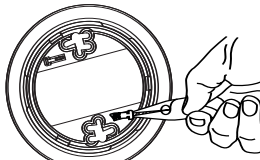
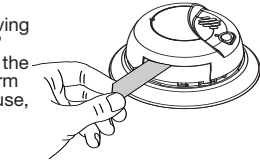
IMPORTANT!

Do not lock the battery compartment until you have activated the battery and tested the battery back-up.

1. Activate the battery back-up by removing the "Pull to Activate Battery Back-Up" tab. Push and hold the test button on the Smoke/CO Alarm's cover until the alarm sounds: 4 beeps, pause, 4 beeps, pause, 3 beeps, pause, 3 beeps, pause.

If the unit does not alarm during testing, DO NOT lock the battery compartment! Install a new battery and test again. If it still does not alarm, replace the Smoke/CO Alarm immediately.

2. Using needle-nose pliers or a utility knife, detach one locking pin from the mounting bracket.
3. Push the locking pin through the black dot on the label on the back of the Smoke/CO Alarm.



TO UNLOCK THE BATTERY COMPARTMENT:

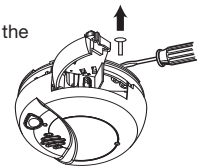
IMPORTANT!

Once the Smoke/CO Alarm is installed, you must disconnect it from the AC power before unlocking the battery compartment.

⚠ DANGER!

ELECTRICAL SHOCK HAZARD. Turn off the power to the area where the Smoke/CO Alarm is installed before removing it from the mounting bracket. Failure to turn off the power first may result in serious electrical shock, injury or death.

1. Remove the Smoke/CO Alarm from the mounting bracket. If the unit is locked to the bracket, see the section "To Deactivate the Locking Feature."
2. Disconnect the power connector by gently prying it away from the back of the Smoke/CO Alarm.
3. Insert a flathead screwdriver under the head of the locking pin, and gently pry it out of the battery compartment lock. (If you plan to re-lock the battery compartment, save the locking pin.)
4. To re-lock the battery compartment, close the battery door and reinsert the locking pin in the lock.
5. Reconnect the power connector to the back of the Smoke/CO Alarm, reattach the Smoke/CO Alarm to the mounting bracket, and restore the power.



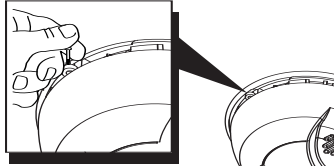
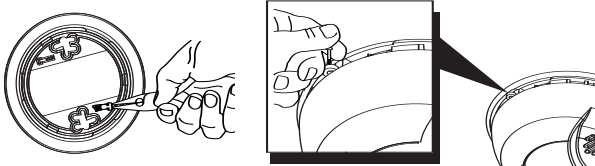
IMPORTANT!

When replacing the battery, always test the Smoke/CO Alarm before re-locking the battery compartment.

THE MOUNTING BRACKET LOCK

TO ACTIVATE THE BRACKET LOCK:

1. Using needle-nose pliers, detach one locking pin from the mounting bracket.
2. Insert the locking pin into the lock located on the base as shown in the diagram.
3. When you attach the Smoke/CO Alarm to the mounting bracket, the locking pin's head will fit into a notch on the bracket.



TO DEACTIVATE THE BRACKET LOCK:

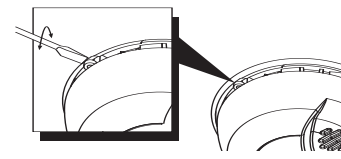
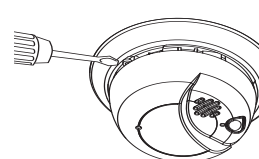
⚠ DANGER!

ELECTRICAL SHOCK HAZARD. Turn off the power to the area where the Smoke/CO Alarm is installed before removing it from the mounting bracket. Failure to turn off the power first may result in serious electrical shock, injury or death.

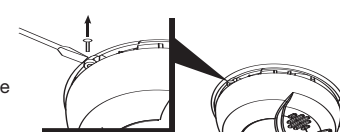
⚠ WARNING!

Always discharge the branch circuit before servicing an AC or AC/DC Smoke/CO Alarm. First, turn off the AC power at the circuit breaker or fuse box. Next, remove the battery from Smoke/CO Alarms with battery back-up. Finally, press and hold the test button.

1. Insert a flathead screwdriver between the mounting bracket pin and the mounting bracket.
2. Pry the Smoke/CO Alarm away from the bracket by turning both the screwdriver and the Smoke/CO Alarm counterclockwise (left) at the same time.

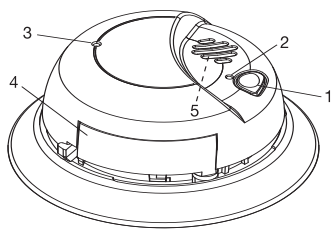


TO PERMANENTLY REMOVE THE BRACKET LOCK:
Insert the flathead screwdriver between the locking pin and the lock, and pry the pin out of the lock.



HOW YOUR SMOKE/CO ALARM WORKS

THE COVER OF YOUR SMOKE/CO ALARM



1. Test/Silence Button: Press and hold to activate test, or to silence the alarm.
2. POWER Light (GREEN)/ SMOKE ALARM Light (RED)
3. CO ALARM Light (RED)
4. Battery Drawer
5. (Behind the Cover) Alarm Horn: 85dB audible alarm for test, alarm, and unit malfunction warning.

UNDERSTANDING THE LIGHT AND HORN PATTERNS

Condition	LED (Red or Green Lights)	Horn
POWER UP	Green LED flashes ON once, then shines continuously 	Horn remains silent 
DURING TESTING	Smoke & CO Red LEDs flash once every second during their respective repetitive horn patterns 	Horn pattern: (Smoke) 3 beeps, pause, 3 beeps, pause; (CO) 4 beeps, pause, 4 beeps, pause 
LOW OR MISSING BATTERY	Green LED flashes (with horn) 	Horn "chirps" about once a minute 
ALARM CONDITION Interconnected Series of Smoke/CO Alarms	Smoke or CO Red LED flashes rapidly on the unit that triggered the alarm. LEDs on the other alarms in an interconnected series will not flash. 	Horn pattern: (CO) 4 beeps, pause, 4 beeps, pause repeating on all CO Alarms and "Smart Interconnect" Alarms; (Smoke) 3 beeps, pause, 3 beeps, pause repeating on all Smoke, Heat, and "Smart Interconnect" Alarms 
IN ALARM SILENCE MODE	Red Smoke or CO LED flashes once every second on initiating unit 	Horn remains silent: CO for 4 minutes; Smoke for up to 15 minutes. Horn will sound if Smoke or CO levels increase. 
"LATCHING" ALARM INDICATOR	Red Smoke and/or CO LED flashes once every 5 seconds 	Horn remains silent 
MALFUNCTION	Green LED flashes 3 times synchronized with 3 rapid chirps 	Horn sounds 3 consecutive rapid chirps every minute 

IF YOUR SMOKE/CO ALARM SOUNDS

WHAT TO DO FIRST-IDENTIFY THE TYPE OF ALARM

Type of Alarm	What You See and Hear
Carbon Monoxide (CO)	 CO Light: Flashing RED Horn: 4 beeps, pause, 4 beeps, pause
Smoke	 Smoke Light: Flashing RED Horn: 3 beeps, pause, 3 beeps, pause

WHAT TO DO IF CARBON MONOXIDE IS DETECTED



"ALARM-MOVE TO FRESH AIR"

If you hear the alarm horn sound 4 beeps, pause, 4 beeps, pause, and the RED CO light is flashing, move everyone to a source of fresh air.

⚠ WARNING!

Actuation of your CO Alarm indicates the presence of carbon monoxide (CO) which can kill you. In other words, when your CO Alarm sounds, you must not ignore it!

IF THE CO ALARM SOUNDS:

1. Operate the Test/Silence button.
2. Call your emergency services, fire department or 911. Write down the number of your local emergency service here: _____
3. Immediately move to fresh air—outdoors or by an open door or window. Do a head count to check that all persons are accounted for. Do not re-enter the premises, or move away from the open door or window until the emergency services responder has arrived, the premises have been aired out, and your Smoke/CO Alarm remains in its normal condition.
4. After following steps 1-3, if your Smoke/CO Alarm reactivates within a 24-hour period, repeat steps 1-3 and call a qualified appliance technician to investigate for sources of CO from fuel-burning equipment and appliances, and inspect for proper operation of this equipment. If problems are identified during this inspection have the equipment serviced immediately. Note any combustion equipment not inspected by the technician, and consult the manufacturers' instructions, or contact the manufacturers directly, for more information about CO safety and this equipment. Make sure that motor vehicles are not, and have not, been operating in an attached garage or adjacent to the residence. Write down the number of a qualified appliance technician here: _____

WHAT TO DO IF SMOKE IS DETECTED



If you hear the alarm horn sound 3 beeps, pause, 3 beeps, pause and the RED SMOKE light is flashing, smoke has been detected. Evacuate everyone from the building.

⚠ WARNING!

- If the unit alarms and you are not testing the unit, it is warning you of a potentially dangerous situation that requires your immediate attention. NEVER ignore any alarm. Ignoring the alarm may result in injury or death.
- Never disconnect the AC power to quiet an unwanted alarm. Disconnecting the power disables the Alarm so it cannot sense smoke. This will remove your protection. Instead, open a window or fan the smoke away from the unit. The Alarm will reset automatically.
- If the unit alarms get everyone out of the house immediately.

⚠ DANGER!

- **ELECTRICAL SHOCK HAZARD:** Attempting to disconnect the power connector from the unit when the power is on may result in electrical shock, serious injury or death.

When an interconnected system of AC powered units is in alarm, the alarm indicator light on the unit(s) that initiated the alarm will blink rapidly. It will remain OFF on any remaining units.

If the unit alarms, get everyone out of the dwelling immediately.

If the unit alarms and you are certain that the source of smoke is not a fire—cooking smoke or an extremely dusty furnace, for example—open a nearby window or door and fan the smoke away from the unit. Use the Silence Feature to silence the Alarm. This will silence the alarm, and once the smoke clears the unit will reset itself automatically.

WHAT TO DO IN CASE OF FIRE

- Don't panic; stay calm. Follow your family escape plan.
- Get out of the house as quickly as possible. Don't stop to get dressed or collect anything.
- Feel doors with the back of your hand before opening them. If a door is cool, open it slowly. Don't open a hot door. Keep doors and windows closed, unless you must escape through them.
- Cover your nose and mouth with a cloth (preferably damp). Take short, shallow breaths.
- Meet at your planned meeting place outside your home, and do a head count to make sure everybody got out safely.
- Call the Fire Department as soon as possible from outside. Give your address, then your name.
- Never go back inside a burning building for any reason.
- Contact your Fire Department for ideas on making your home safer.

⚠WARNING!

Alarms have various limitations. See "General Limitations of Smoke/CO Alarms" for details.

"SMART INTERCONNECT" FEATURE

This Alarm includes "Smart Interconnect" which enables the Alarm to be interconnected with other BRK Smoke, Heat, and "Smart Interconnect" CO Alarms. When smoke is detected, all Alarms will sound the smoke horn pattern. When CO is detected, "Smart Interconnect" Alarms will sound the CO horn pattern. Alarms that do not have the "Smart Interconnect" Feature will remain silent during a CO alarm.

USING THE SILENCE FEATURE

⚠WARNING!

NEVER disconnect the power to your Smoke/CO Alarm to silence the horn—use the Silence Feature. Disconnecting the Smoke/CO Alarm removes your protection! If the unit will not silence or if it stays in silence mode continuously, it should be replaced immediately.

- The Silence Feature is intended to temporarily silence the horn while you identify and correct the problem. Do not use the Silence Feature in emergency situations. It will not correct a CO problem or extinguish a fire.
- To use the Silence Feature, press the Test/Silence button until you hear the acknowledge "chirp" or until the horn is silent.
- If the Test/Silence button is pressed while the Smoke/CO Alarm is in the silence mode, the alarm will start sounding again.

To silence Alarms in an interconnected series:

To silence an interconnected series of Smoke/CO Alarms, you must press the Test/Silence button on the initiating alarm (The unit with the flashing red light; the red light will be off on all other Alarms.). If you press the Test/Silence on any other Alarm, it will only silence that unit, not the whole interconnected series.

WHEN THE SMOKE ALARM IS SILENCED...

The Smoke Alarm will remain silent for up to 15 minutes and then return to normal operation. If the smoke has not cleared within the silence period or if smoke increases to a critical level during the silence period, the unit will go back into alarm.

⚠WARNING!

Use the Silence Feature only if you are certain of the source of smoke. If you are not certain of the source or a fire starts while you are clearing smoke, evacuate the house immediately. Not responding to an alarm can result in property loss, injury, or death.

WHEN THE CO ALARM IS SILENCED...

The CO Alarm will remain silent for 4 minutes. While the Alarm is silenced, it will continue to monitor the air for CO. After 4 minutes, if CO levels remain potentially dangerous the horn will start sounding again.

IMPORTANT!

The Silence Feature is intended to temporarily silence the Alarm horn. It will not correct a CO problem.

LOW BATTERY SILENCE FEATURE

This Silence Feature can temporarily quiet the low battery warning "chirp" for up to 8 hours if AC power is present. Press the Test/Silence button on the Alarm cover until you hear the acknowledge "chirp". Once the low battery warning "chirp" silence feature is activated, the unit continues to flash the green light once a minute for 8 hours. After 8 hours, the low battery "chirp" will resume. The Alarm will continue to operate as long as AC power is supplied. However, **replace the battery as soon as possible**, to maintain protection in event of a power outage.

THE "LATCHING ALARM" INDICATOR:

The Latching Alarm Indicator is activated after an Alarm is exposed to alarm levels of smoke or carbon monoxide. This feature will only work with AC power. After smoke or CO levels drop below alarm levels, the red smoke or CO LED will begin to flash once every 5 seconds. It will continue to flash or "latch" until you clear it by testing the alarm.

This feature helps emergency responders, investigators, or service technicians identify which unit(s) in your home were exposed to alarm levels of smoke or carbon monoxide. This can help investigators pinpoint the source of smoke or CO.

Interconnected Alarms. Latching Alarm Indicator shows which Alarm(s) in the series were exposed to alarm levels of smoke or carbon monoxide.

The Latching Alarm Indicator stays ON until you clear it, so it can alert you to an alarm that occurred while you were away from home, even though smoke or CO present in the air has dropped below alarm levels.

WEEKLY TESTING

⚠WARNING!

- **NEVER use an open flame of any kind to test this unit. You might accidentally damage or set fire to the unit or to your home. The built-in test switch accurately tests the unit's operation as required by Underwriters Laboratories, Inc. (UL). NEVER use vehicle exhaust! Exhaust may cause permanent damage and voids your warranty.**
- **DO NOT stand close to the Alarm when the horn is sounding. Exposure at close range may be harmful to your hearing. When testing, step away when horn starts sounding.**

⚠CAUTION!

It is important to test this unit every week to make sure it is working properly. Using the test button is the recommended way to test this Smoke/CO Alarm.

1. Push and hold the Test/Silence button on the cover until you hear a "chirp." The "chirp" marks the start of the self-test sequence.
2. During testing, you will hear a loud, repeating horn pattern: 3 beeps, pause, 3 beeps, pause, while the red smoke LED flashes. Then you will hear a loud, repeating horn pattern: 4 beeps, pause, 4 beeps, pause, while the red CO LED flashes.
3. When testing a series of interconnected units you must test each unit individually. Make sure all units alarm when each one is tested.

If the Smoke/CO Alarm does not test properly:

1. Make sure the AC power is applied and battery is fresh and installed correctly.
2. Be sure the alarm is clean and dust-free.
3. Test the unit again.

If the Smoke/CO Alarm is still not working properly, replace it immediately. Refer to the "Limited Warranty" at the end of this manual.

⚠WARNING!

If there is still a problem, do not try to fix the Alarm yourself. This will void your warranty!

REGULAR MAINTENANCE

⚠WARNING!

Use only the replacement batteries listed below. The unit may not operate properly with other batteries. Never use rechargeable batteries since they may not provide a constant charge.

This unit has been designed to be as maintenance-free as possible, but there are a few simple things you must do to keep it working properly:

- Test it at least once a week.
- Clean the Smoke/CO Alarm at least once a month; gently vacuum the outside of the Smoke/CO Alarm using your household vacuum's soft brush attachment. Test the Smoke/CO Alarm. Never use water, cleaners or solvents since they may damage the unit.
- If the Smoke/CO Alarm becomes contaminated by excessive dirt, dust and/or grime, and cannot be cleaned to avoid unwanted alarms, replace the unit immediately.
- Relocate the unit if it sounds frequent unwanted alarms. See "Where This Alarm Should Not Be Installed" for details.
- When the battery back-up becomes weak, the Alarm will "chirp" about once a minute (the low battery warning). This warning should last 7 days, but you should replace the battery immediately to continue your protection. **This Alarm must have AC or battery power to operate. If AC power fails, and the battery is dead or missing, the Alarm cannot operate.**

⚠WARNING!

DO NOT spray cleaning chemicals or insect sprays directly on or near the Alarm. DO NOT paint over the Alarm. Doing so may permanently damage the Alarm.

CHOOSING A REPLACEMENT BATTERY:

Your Smoke/CO Alarm requires one standard 9V battery. The following batteries are acceptable as replacements: Duracell #MN1604, (Ultra) #MX1604; Eveready (Energizer) #522. **These batteries are available at many local retail stores.**

IMPORTANT!

Actual battery service life depends on the Smoke/CO Alarm and the environment in which it is installed. All the batteries specified above are acceptable replacement batteries for this unit. Regardless of the manufacturer's suggested battery life, you **MUST** replace the battery immediately once the unit starts "chirping" (the "low battery warning").

WHAT YOU NEED TO KNOW ABOUT CO

WHAT IS CO?

CO is an invisible, odorless, tasteless gas produced when fossil fuels do not burn completely, or are exposed to heat (usually fire). Electrical appliances typically do not produce CO.

These fuels include: Wood, coal, charcoal, oil, natural gas, gasoline, kerosene, and propane.

Common appliances are often sources of CO. If they are not properly maintained, are improperly ventilated, or malfunction, CO levels can rise quickly. CO is a real danger now that homes are more energy efficient. "Air-tight" homes with added insulation, sealed windows, and other weatherproofing can "trap" CO inside.

SYMPTOMS OF CO POISONING

These symptoms are related to CO POISONING and should be discussed with ALL household members.

Mild Exposure: Slight headache, nausea, vomiting, fatigue ("flu-like" symptoms).

Medium Exposure: Throbbing headache, drowsiness, confusion, fast heart rate.

Extreme Exposure: Convulsions, unconsciousness, heart and lung failure. Exposure to Carbon Monoxide can cause brain damage, death.

IMPORTANT!

This CO Alarm measures exposure to CO over time. It alarms if CO levels are extremely high in a short period of time, or if CO levels reach a certain minimum over a long period of time. The CO Alarm generally sounds an alarm before the onset of symptoms in average, healthy adults.

Why is this important? Because you need to be warned of a potential CO problem while you can still react in time. In many reported cases of CO exposure, victims may be aware that they are not feeling well, but become disoriented and can no longer react well enough to exit the building or get help. Also, young children and pets may be the first affected. The average healthy adult might not feel any symptoms when the CO Alarm sounds. However, people with cardiac or respiratory problems, infants, unborn babies, pregnant mothers, or elderly people can be more quickly and severely affected by CO. If you experience even mild symptoms of CO poisoning, consult your doctor immediately!

FINDING THE SOURCE OF CO AFTER AN ALARM

Carbon monoxide is an odorless, invisible gas, which often makes it difficult to locate the source of CO after an alarm. These are a few of the factors that can make it difficult to locate sources of CO:

- House well ventilated before the investigator arrives.
- Problem caused by "backdrafting."
- Transient CO problem caused by special circumstances.

Because CO may dissipate by the time an investigator arrives, it may be difficult to locate the source of CO. **BRK Brands, Inc. shall not be obligated to pay for any carbon monoxide investigation or service call.**

POTENTIAL SOURCES OF CO IN THE HOME

Fuel-burning appliances

like: portable heater, gas or wood burning fireplace, gas kitchen range or cooktop, gas clothes dryer.

Damaged or insufficient venting:

corroded or disconnected water heater vent pipe, leaking chimney pipe or flue, or cracked heat exchanger, blocked or clogged chimney opening.

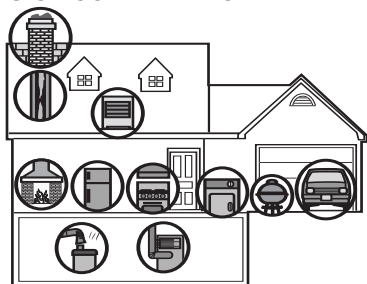
Improper use of appliance/device: operating a barbecue grill or vehicle in an enclosed area (like a garage or screened porch).

Transient CO Problems: "transient" or on-again-off-again CO problems can be caused by outdoor conditions and other special circumstances.

The following conditions can result in transient CO situations:

1. Excessive spillage or reverse venting of fuel appliances caused by outdoor conditions such as:
 - Wind direction and/or velocity, including high, gusty winds. Heavy air in the vent pipes (cold/humid air with extended periods between cycles).
 - Negative pressure differential resulting from the use of exhaust fans.
 - Several appliances running at the same time competing for limited fresh air.
 - Vent pipe connections vibrating loose from clothes dryers, furnaces, or water heaters.
 - Obstructions in or unconventional vent pipe designs which can amplify the above situations.
2. Extended operation of unvented fuel burning devices (range, oven, fireplace).
3. Temperature inversions, which can trap exhaust close to the ground.
4. Car idling in an open or closed attached garage, or near a home.

These conditions are dangerous because they can trap exhaust in your home. Since these conditions can come and go, they are also hard to recreate during a CO investigation.



HOW CAN I PROTECT MY FAMILY FROM CO POISONING?

A CO Alarm is an excellent means of protection. It monitors the air and sounds a loud alarm before Carbon Monoxide levels become threatening for average, healthy adults.

A CO Alarm is not a substitute for proper maintenance of home appliances.

To help prevent CO problems and reduce the risk of CO poisoning:

- Clean chimneys and flues yearly. Keep them free of debris, leaves, and nests for proper air flow. Also, have a professional check for rust and corrosion, cracks, or separations. These conditions can prevent proper air movement and cause backdrafting. Never "cap" or cover a chimney in any way that would block air flow.
- Test and maintain all fuel-burning equipment annually. Many local gas or oil companies and HVAC companies offer appliance inspections for a nominal fee.
- Make regular visual inspections of all fuel-burning appliances. Check appliances for excessive rust and scaling. Also check the flame on the burner and pilot lights. The flame should be blue. A yellow flame means fuel is not being burned completely and CO may be present. Keep the blower door on the furnace closed. Use vents or fans when they are available on all fuel-burning appliances. Make sure appliances are vented to the outside. Do not grill or barbecue indoors, or in garages or on screen porches.
- Check for exhaust backflow from CO sources. Check the draft hood on an operating furnace for a backdraft. Look for cracks on furnace heat exchangers.
- Check the house or garage on the other side of shared wall.
- Keep windows and doors open slightly. If you suspect that CO is escaping into your home, open a window or a door. Opening windows and doors can significantly decrease CO levels.

In addition, familiarize yourself with all enclosed materials. Read this manual in its entirety, and make sure you understand what to do if your CO Alarm sounds.

REGULATORY INFORMATION FOR SMOKE/CO ALARMS

REGULATORY INFORMATION FOR CO ALARMS

WHAT LEVELS OF CO CAUSE AN ALARM?

Underwriters Laboratories Inc. Standard UL2034 requires residential CO Alarms to sound when exposed to levels of CO and exposure times as described below. They are measured in parts per million (ppm) of CO over time (in minutes).

UL2034 Required Alarm Points*:

- If the alarm is exposed to 400 ppm of CO, IT MUST ALARM BETWEEN 4 and 15 MINUTES.
- If the alarm is exposed to 150 ppm of CO, IT MUST ALARM BETWEEN 10 and 50 MINUTES.
- If the alarm is exposed to 70 ppm of CO, IT MUST ALARM BETWEEN 60 and 240 MINUTES.

* Approximately 10% COHb exposure at levels of 10% to 95% Relative Humidity (RH).

The unit is designed not to alarm when exposed to a constant level of 30 ppm for 30 days.

IMPORTANT!

CO Alarms are designed to alarm before there is an immediate life threat. Since you cannot see or smell CO, never assume it's not present.

- An exposure to 100 ppm of CO for 20 minutes may not affect average, healthy adults, but after 4 hours the same level may cause headaches.
- An exposure to 400 ppm of CO may cause headaches in average, healthy adults after 35 minutes, but can cause death after 2 hours.

Standards: Underwriters Laboratories Inc. Single and Multiple Station carbon monoxide alarms UL2034.

According to Underwriters Laboratories Inc. UL2034, Section 1-1.2: "Carbon monoxide alarms covered by these requirements are intended to respond to the presence of carbon monoxide from sources such as, but not limited to, exhaust from internal-combustion engines, abnormal operation of fuel-fired appliances, and fireplaces. CO Alarms are intended to alarm at carbon monoxide levels below those that could cause a loss of ability to react to the dangers of Carbon Monoxide exposure." This CO Alarm monitors the air at the Alarm, and is designed to alarm before CO levels become life threatening. This allows you precious time to leave the house and correct the problem. This is only possible if Alarms are located, installed, and maintained as described in this manual.

Gas Detection at Typical Temperature and Humidity Ranges: The CO Alarm is not formulated to detect CO levels below 30 ppm typically.

Audible Alarm: 85dB minimum at 10 feet (3 meters).

REGULATORY INFORMATION FOR SMOKE ALARMS

RECOMMENDED LOCATIONS FOR SMOKE ALARMS

Installing Smoke Alarms in Single-Family Residences

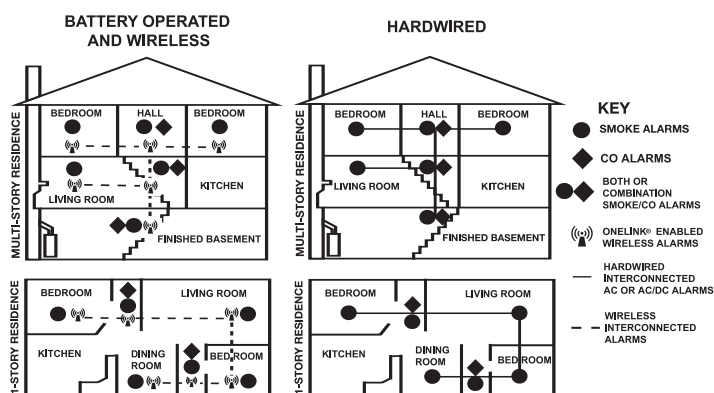
The National Fire Protection Association (NFPA), recommends one Smoke Alarm on every floor, in every sleeping area, and in every bedroom. In new construction, the Smoke Alarms must be AC powered and interconnected. See "Agency Placement Recommendations" for details. For additional coverage, it is recommended that you install a Smoke Alarm in all rooms, halls, storage areas, finished attics, and basements, where temperatures normally remain between 40° F (4° C) and 100° F (38° C). Make sure no door or other obstruction could keep smoke from reaching the Smoke Alarms.

More specifically, install Smoke Alarms:

- On every level of your home, including finished attics and basements.
- Inside every bedroom, especially if people sleep with the door partly or completely closed.
- In the hall near every sleeping area. If your home has multiple sleeping areas, install a unit in each. If a hall is more than 40 feet long (12 meters), install a unit at each end.
- At the top of the first-to-second floor stairway, and at the bottom of the basement stairway.

IMPORTANT!

Specific requirements for Smoke Alarm installation vary from state to state and from region to region. Check with your local Fire Department for current requirements in your area. **It is recommended AC or AC/DC units be interconnected for added protection.**



INSTALLING SMOKE ALARMS IN MOBILE HOMES & RVS

For minimum security install one Smoke Alarm as close to each sleeping area as possible. For more security, put one unit in each room. Many older mobile homes (especially those built before 1978) have little or no insulation. If your mobile home is not well insulated, or if you are unsure of the amount of insulation, it is important to install units on inside walls only. Smoke Alarms should be installed where temperatures normally remain between 40° F (4° C) and 100° F (38° C). **WARNING: Test units used in RVs after the vehicle has been in storage, before every trip, and once a week while in use. Failure to test units used in RVs as described may remove your protection.**

IMPORTANT!

This equipment should be installed in accordance with NFPA (National Fire Protection Association) 72 and 101. National Fire Protection Association, One Batterymarch Park, Quincy, MA 02269-9101. **Additional local building and regulatory codes may apply in your area. Always check compliance requirements before beginning any installation.**

AGENCY PLACEMENT RECOMMENDATIONS

NFPA 72 (National Fire Code)

Smoke Alarms shall be installed in each separate sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms and on each additional story of the family living unit, including basements and excluding crawl spaces and unfinished attics.

In new construction, Alarms shall be so arranged that operation of any one Alarm shall cause the operation of all Alarms within the dwelling.

Smoke Detection-Are More Smoke Alarms Desirable? The required number of Smoke Alarms might not provide reliable early warning protection for those areas separated by a door from the areas protected by the required Smoke Alarms. For this reason, it is recommended that the householder consider the use of additional Smoke Alarms for those areas for increased protection. The additional areas include the basement, bedrooms, dining room, furnace room, utility room, and hallways not protected by the required Smoke Alarms. The installation of Smoke Alarms in kitchens, attics (finished or unfinished), or garages is not normally recommended, as these locations occasionally experience conditions that can result in improper operation.

California State Fire Marshal (CSFM)

Early warning detection is best achieved by the installation of fire detection equipment in all rooms and areas of the household as follows: A Smoke Alarm installed in each separate sleeping area (in the vicinity, but outside bedrooms), and Heat or Smoke Alarms in the living rooms, dining rooms, bedrooms, kitchens, hallways, finished attics, furnace rooms, closets, utility and storage rooms, basements, and attached garages.

ABOUT SMOKE ALARMS

Battery (DC) operated Smoke Alarms: Provide protection even when electricity fails, provided the batteries are fresh and correctly installed. Units are easy to install, and do not require professional installation. However, they do not provide interconnected functionality.

AC powered Smoke Alarms: Can be interconnected so if one unit senses smoke, all units alarm. They do not operate if electricity fails.

AC with battery (DC) back-up: will operate if electricity fails, provided the batteries are fresh and correctly installed. AC and AC/DC units must be installed by a qualified electrician.

Wireless Interconnected Alarms: Offer the same interconnected functionality as with hardwired alarms, without wires. Units are easy to install and do not require professional installation. They provide protection even when electricity fails, provided the batteries are fresh and correctly installed.

Smoke Alarms for Solar or Wind Energy users and battery backup power systems: AC powered Smoke Alarms should only be operated with true or pure sine wave inverters. Operating this Smoke Alarm with most battery-powered UPS (uninterruptible power supply) products or square wave or "quasi sine wave" inverters **will damage the Alarm**. If you are not sure about your inverter or UPS type, please consult with the manufacturer to verify.

Smoke Alarms for the hearing impaired: Special purpose Smoke Alarms should be installed for the hearing impaired. They include a visual alarm and an audible alarm horn, and meet the requirements of the Americans With Disabilities Act. These units can be interconnected so if one unit senses smoke, all units alarm.

Smoke alarms are not to be used with detector guards unless the combination has been evaluated and found suitable for that purpose.

All these Smoke Alarms are designed to provide early warning of fires if located, installed and cared for as described in the user's manual, and if smoke reaches the Alarm. If you are unsure which type of unit to install, refer to NFPA (National Fire Protection Association) 72 (National Fire Alarm Code) and NFPA 101 (Life Safety Code). National Fire Protection Association, One Batterymarch Park, Quincy, MA 02269-9101. Local building codes may also require specific units in new construction or in different areas of the home.

SPECIAL COMPLIANCE CONSIDERATIONS

⚠WARNING!

This unit alone is not a suitable substitute for complete fire detection systems in places housing many people—like apartment buildings, condominiums, hotels, motels, dormitories, hospitals, long-term health care facilities, nursing homes, day care facilities, or group homes of any kind—even if they were once single-family homes. It is not a suitable substitute for complete fire detection systems in warehouses, industrial facilities, commercial buildings, and special-purpose non-residential buildings which require special fire detection and alarm systems. Depending on the building codes in your area, this unit may be used to provide additional protection in these facilities.

The following information applies to all four types of buildings listed below:

In new construction, most building codes require the use of AC or AC/DC powered Smoke Alarms only. AC, AC/DC, or DC powered Smoke Alarms can be used in existing construction as specified by local building codes. Refer to NFPA 72 (National Fire Alarm Code) and NFPA 101 (Life Safety Code), local building codes, or consult your Fire Department for detailed fire protection requirements in buildings not defined as "households."

1. Single-Family Residence:

Single family home, townhouse. It is recommended this unit be installed on every level of the home, in every bedroom, and in each bedroom hallway.

2. Multi-Family or Mixed Occupant Residence:

Apartment building, condominium. This unit is suitable for use in individual apartments or condos, provided a primary fire detection system already exists to meet fire detection requirements in common areas like lobbies, hallways, or porches. Using this unit in common areas may not provide sufficient warning to all residents or meet local fire protection ordinances/regulations.

3. Institutions:

Hospitals, day care facilities, long-term health care facilities. This unit is suitable for use in individual patient sleeping/resident rooms, provided a primary fire detection system already exists to meet fire detection requirements in common areas like lobbies, hallways, or porches. Using this unit in common areas may not provide sufficient warning to all residents or meet local fire protection ordinances/regulations.

4. Hotels and Motels:

Also boarding houses and dormitories. This unit is suitable for use inside individual sleeping/resident rooms, provided a primary fire detection system already exists to meet fire detection requirements in common areas like lobbies, hallways, or porches. Using this unit in common areas may not provide sufficient warning to all residents or meet local fire protection ordinances/regulations.

GENERAL LIMITATIONS OF SMOKE/CO ALARMS

This Smoke/CO Alarm is intended for residential use. It is not intended for use in industrial applications where Occupational Safety and Health Administration (OSHA) requirements for Carbon Monoxide Alarms must be met. The Smoke Alarm portion of this device is not intended to alert hearing impaired residents. Special purpose Smoke Alarms should be installed for hearing impaired residents (CO Alarms are not yet available for the hearing impaired).

Smoke/CO Alarms may not waken all individuals. Practice the escape plan at least twice a year, making sure that everyone is involved – from kids to grandparents. Allow children to master fire escape planning and practice before holding a fire drill at night when they are sleeping. If children or others do not readily waken to the sound of the Smoke/CO Alarm, or if there are infants or family members with mobility limitations, make sure that someone is assigned to assist them in fire drill and in the event of an emergency. It is recommended that you hold a fire drill while family members are sleeping in order to determine their response to the sound of the Smoke/CO Alarm while sleeping and to determine whether they may need assistance in the event of an emergency.

Smoke/CO Alarms cannot work without power. Battery operated units cannot work if the batteries are missing, disconnected or dead, if the wrong type of batteries are used, or if the batteries are not installed correctly. AC units cannot work if the AC power is cut off for any reason (open fuse or circuit breaker, failure along a power line or at a power station, electrical fire that burns the electrical wires, etc.). If you are concerned about the limitations of battery or AC power, install both types of units.

This Smoke/CO Alarm will not sense smoke or CO that does not reach the sensors. It will only sense smoke or CO at the sensor. Smoke or CO may be present in other areas. Doors or other obstructions may affect the rate at which CO or smoke reaches the sensors. If bedroom doors are usually closed at night, we recommend you install an alarm device (Combination CO and Smoke Alarm, or separate CO Alarms and Smoke Alarms) in each bedroom and in the hallway between them.

This Smoke/CO Alarm may not sense smoke or CO on another level of the home. Example: This alarm device, installed on the second floor, may not sense smoke or CO in the basement. For this reason, one alarm device may not give adequate early warning. Recommended

minimum protection is one alarm device in every sleeping area, every bedroom, and on every level of your home. Some experts recommend battery powered Smoke and CO Alarms be used in conjunction with interconnected AC powered Smoke Alarms. For details, see "About Smoke Alarms" for details.

Smoke/CO Alarms may not be heard. The alarm horn loudness meets or exceeds current UL standards of 85 dB at 10 feet (3 meters). However, if the Smoke/CO Alarm is installed outside the bedroom, it may not wake up a sound sleeper or one who has recently used drugs or has been drinking alcoholic beverages. This is especially true if the door is closed or only partly open. Even persons who are awake may not hear the alarm horn if the sound is blocked by distance or closed doors. Noise from traffic, stereo, radio, television, air conditioner, or other appliances may also prevent alert persons from hearing the alarm horn. This Smoke/CO Alarm is not intended for people who are hearing impaired.

The Alarm may not have time to alarm before the fire itself causes damage, injury, or death, since smoke from some fires may not reach the unit immediately. Examples of this include persons smoking in bed, children playing with matches, or fires caused by violent explosions resulting from escaping gas.

This Smoke/CO Alarm is not a substitute for life insurance. Though this Smoke/CO Alarm warns against increasing CO levels or the presence of smoke, BRK Brands, Inc. does not warrant or imply in any way that they will protect lives. Homeowners and renters must still insure their lives.

This Smoke/CO Alarm has a limited life. Although this Smoke/CO Alarm and all of its parts have passed many stringent tests and are designed to be as reliable as possible, any of these parts could fail at any time. Therefore, you must test this device weekly. The unit should be replaced immediately if it is not operating properly.

This Smoke/CO Alarm is not foolproof. Like all other electronic devices, this Smoke/CO Alarm has limitations. It can only detect smoke or CO that reaches the sensors. It may not give early warning of the source of smoke or CO is in a remote part of the home, away from the alarm device.

TROUBLESHOOTING GUIDE

⚠ DANGER!

ELECTRICAL SHOCK HAZARD. Turn off the power to the area where the Alarm is installed BEFORE removing it from the mounting bracket or checking any electrical connections! Failure to turn off the power first may result in serious electrical shock, injury or death.

If your Alarm does this...	It means...	You should...
Green light is OFF. Unit will not alarm when you press the Test/Silence button.	Unit may not be receiving any power.	Check the AC power supply. Make sure the power connector is securely attached to the alarm. Make sure a fresh 9V battery is installed to power the battery back-up*.
Green light flashes ON, once a minute (horn is silent).	Alarm is not receiving AC power.	Unit is operating on battery back-up. Check the AC power supply.
Once a minute, the Green light flashes and the horn "chirps".	Low battery warning. Battery is low or missing.	Replace the battery, avoid interrupting AC power.
Once a minute, the alarm sounds 3 quick "chirps", and the green light flashes quickly three times.	MALFUNCTION SIGNAL. Unit needs to be replaced. Based on self-diagnostic tests, the unit has detected a fault.	Units under warranty should be returned to manufacturer for replacement. See "Limited Warranty" for details.
Alarm goes back into alarm after you pressed the Test/Silence button to silence an alarm.	Smoke and/or CO levels are still potentially dangerous.	Refer to "If Your Smoke/CO Alarm Sounds" for details on how to respond to an alarm. If anyone is feeling ill, EVACUATE your home immediately and call 911.
Alarm sounds frequently even though no high levels of smoke or CO are revealed in an investigation.	The Alarm may be improperly located. Refer to "Where to Install This Alarm."	Relocate your alarm. If frequent alarms continue, have home rechecked for potential problems. You may be experiencing an intermittent smoke or CO problem.

*For a list of acceptable replacement batteries, see "Regular Maintenance."

If you have any questions that cannot be answered by reading this manual, call Consumer Affairs: 1-800-323-9005.

LIMITED WARRANTY

BRK Brands, Inc., ("BRK") the maker of BRK® brand and First Alert® brand products, warrants that for a period of five years from the date of purchase, this product will be free from defects in material and workmanship. BRK, at its option, will repair or replace this product or any component of the product found to be defective during the warranty period. Replacement will be made with a new or remanufactured product or component. If the product is no longer available, replacement may be made with a similar product of equal or greater value. This is your exclusive warranty.

This warranty is valid for the original retail purchaser from the date of initial retail purchase and is not transferable. Keep the original sales receipt. Proof of purchase is required to obtain warranty performance. BRK dealers, service centers, or retail stores selling BRK products do not have the right to alter, modify or any way change the terms and conditions of this warranty.

This warranty does not cover normal wear of parts or damage resulting from any of the following: negligent use or misuse of the product, use on improper voltage or current, use contrary to the operating instructions, disassembly, repair or alteration by anyone other than BRK or an authorized service center. Further, the warranty does not cover Acts of God, such as fire, flood, hurricanes and tornadoes or any batteries that are included with this unit.

BRK shall not be liable for any incidental or consequential damages caused by the breach of any express or implied warranty. Except to the extent prohibited by applicable law, any implied warranty of merchantability or fitness for a particular purpose is limited in duration to the duration of the above warranty. Some states, provinces or jurisdictions do not allow the exclusion or limitation of incidental or consequential damages or limitations on how long an implied warranty lasts, so the above limitations or exclusion may not apply to you. This warranty gives you specific legal rights, and you may also have other rights that vary from state to state or province to province.

How to Obtain Warranty Service

Service: If service is required, do not return the product to your retailer. In order to obtain warranty service, contact the Consumer Affairs Division at 1-800-323-9005, 7:30 AM - 5:00 PM Central Standard Time, Monday through Friday. To assist us in serving you, please have the model number and date of purchase available when calling.

For Warranty Service return to: BRK Brands, Inc., 25 Spur Drive, El Paso, TX 79906

Battery: BRK Brands, Inc. make no warranty, express or implied, written or oral, including that of merchantability or fitness for any particular purpose with respect to battery.

For your records, please record:

Date Purchased: _____

Where Purchased: _____

Date Installed: _____ / _____ Month/Year

Replacement date is five years after installation: _____ / _____
Month/Year

NOTE: End of Life Signal — Once the unit reaches the end of its lifecycle, the MALFUNCTION SIGNAL will sound once a minute to indicate the need to immediately replace the Alarm.

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