



KeepWatchly

Alarm Contract Review Checklist

The clauses to read — and the questions to ask — before you sign a security or monitoring agreement.

A free guide from KeepWatchly — the free, multilingual service that helps you plan home and business security and get matched with licensed, insured security companies near you. **KeepWatchly is a free matching service, not a security or alarm company.**



Read these before you sign

Alarm and monitoring contracts can run for years and renew on their own. Going through this list before you sign saves you from the most common regrets. If a salesperson won't let you take the contract away

to read it, that is a red flag on its own.

1. Length and renewal

- ✔ How many months is the contract?
- ✔ Does it auto-renew? For how long each time?
- ✔ How and when must you give notice to stop renewal?

2. Money

- ✔ What is the monthly monitoring fee, in writing?
- ✔ Is there an activation or setup fee?
- ✔ What is the early-termination fee if you cancel?
- ✔ Will the price increase during the contract? By how much?

3. Equipment

- ✔ Do you own the equipment, or is it leased?
- ✔ If you cancel, do you keep or return the equipment?
- ✔ Who pays for repairs and replacements?
- ✔ Will it still work if you switch monitoring companies?

4. Monitoring and response

- ✔ What exactly does the monitoring center do when the alarm trips?
- ✔ Who is on your call list, and in what order?
- ✔ Are there false-alarm fees, and does your area require a permit?
- ✔ What happens to monitoring if the internet or power goes out?

5. Cancellation rights

- ✔ Is there a cooling-off period to cancel after signing?
- ✔ How do you cancel in writing, and to what address?
- ✔ Are there any conditions that void the contract?

On consent: agreeing to be contacted (by phone, text, or email, including automated calls and SMS) must never be a condition of buying anything, and you can opt out at any time. No system, monitoring, or guard service can guarantee your safety — a contract that promises it is overselling.

Your next step

Use this list with any contract you're handed. To compare honest options first, get matched, free, with licensed, insured companies at keepwatchly.pages.dev/get-matched/.

