This Addendum is attached to and becomes a part of the Residential Lease Agreement

For the duration of the Lease Agreement, Lessee is required to maintain and provide evidence tenant liability insurance or renters insurance (“Required insurance”). Minimum coverage under Lessee’s tenant liability insurance or renters’ insurance policy must be no less than:

**$300,000 Limit of Liability** for Lessee’s legal liability for damage to the landlord’s property. Note: resident personal contents coverage is optional and encouraged.

Lessee is required to furnish Lessor with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Lessee does not have such insurance, Lessee is in breach of the Lease Agreement and Lessor shall have the right, but not the obligation, to purchase replacement coverage and to charge Lessee a fee to cover the expense for such insurance.

Lessee may obtain Required Insurance from an insurance agent or insurance company of Lessee’s choice. If Lessee furnishes evidence of such insurance and maintains the insurance for the duration of the Lease Agreement, Lessor must be listed as an ‘interested party’ and nothing more is required. If Lessee does not maintain Required Insurance, the insurance requirement of this Lease Agreement may be satisfied by Lessor, who may schedule the Lessee’s unit for coverage under the Landlord Placed Tenant Liability Insurance policy (“LPTLI”). The coverage provided under the LPTLI will include Required Insurance coverage listed above. An amount equal to the total cost to the Lessor of adding Lessee’s unit to the LPTLI policy shall be charged back to Lessee by the Lessor, or the Lessor’s authorized representative. Some important points of this coverage, which Lessee should understand are:

1. Lessor is the Named Insured under the LPTLI. Lessee is an Additional Insured under the tenant liability component of the LPTLI policy for liability arising from on-premises Bodily Injury and Property Damage up to the Limits of Liability appearing above.
2. LPTLI coverage is not personal liability insurance or renters’ insurance. Lessor makes no warranty or representation that LPTLI covers the Lessee’s personal property (contents) or additional living expenses. Although coverage may be similar to a personal liability insurance policy or the liability portion of a Renters Insurance Policy, the LPTLI may not protect Lessee as if Lessee had purchased personal liability or renters’ insurance from an insurance agent or insurance company of Lessee’s choice. Certain restrictions apply.
3. Coverage only applies to liability arising on the residence premises. Lessee is not insured away from the residence premises.
4. Coverage under the LPTLI policy may be more expensive than the cost of Required Insurance available to the Lessee. At any time, Lessee may contact an agent of their choice for personal liability or renters’ insurance options to satisfy the Required Insurance under the Lease Agreement.
5. Licensed insurance agents may receive a commission on the LTPLI policy.
6. The fee to cover the expense of this coverage shall be thirty-eight dollars **($38.00**) per month. Lessor retains the right to charge **$25.00** per month for administrative costs, which is included in the above amount; the balance of the payment is the insurance premium.
7. By signing below, Lessee gives permission to Lessor to disclose personal information necessary to enroll Lessee in the LPTLI policy.

Subject to the terms of the policy, LPTLPI will extend legal defense to Lessee in the event of actual or alleged liability for bodily injury or property damage not otherwise excluded by the LPTLI policy. LPTLI is designed to fulfill the insurance requirement of the Lease Agreement.

**Scheduling under the LPTLI policy is not mandatory and Lessee may purchase Required Insurance from an insurance agent or insurance company of Lessee’s choice at any time and coverage under the LPTLI policy will be immediately terminated.**

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Tenant Signature Tenant Signature