

# RENTAL INSURANCE ADDENDUM

For the duration of occupancy, **Rental insurance is mandatory.** All Leaseholders, sublease, guarantor, and/or co-signor (is defined and shown as ‘Tenant’) is required to maintain and provide evidence of either tenant liability insurance or renters insurance (“Required insurance”). Minimum coverage under Tenant’s tenant liability insurance or renter’s insurance policy must be no less than: \$100,000 Limit or Liability for Tenant’s legal liability for damage to the landlord’s property. **Note: resident personal contents coverage is optional and encouraged.**

Tenant is required to furnish Landlord evidence of Required Insurance prior to occupancy of leased premises, and at the time of each lease renewal. If at any time Tenant does not have such insurance, Tenant is in breach of the Lease Agreement and Landlord shall have the right, but not the obligation, to purchase replacement coverage to protect the sole interest of the Landlord, and to charge Tenant a fee to cover the expense for such insurance. Tenant may obtain Required Insurance from an insurance agent or insurance company of Tenant’s choice. If Tenant furnishes evidence of such insurance and maintains the insurance for the duration of the Lease Agreement, Property must be listed as an ‘interested party’ with the mailing address of P.O. Box 3687, Coppell, TX 75019, and nothing more is required.

Tenant’s cooperation is required for any claim made against rental insurance. It is the Tenant’s responsibility to make all requested contacts with the insurance agent/claims person. Failure to do this within 30 days will result in charges being applied to your rental account and any charges will be due in full with next month rent.

If Tenant does not maintain Required Insurance, the insurance requirement of this Lease Agreement may be satisfied by Landlord, who may schedule the Tenant’s unit for coverage under the Landlord Place 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 Landlord of adding Tenant’s unit to the LPTLI policy shall be charged back to Tenant by the Landlord, or the Landlord’s authorized representative. Some important points of this coverage, which Tenant should understand are:

1. Landlord is the Named Insured under the LPTLI. Tenant 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 renter’s insurance. Tenant makes no warranty or representation that LPTLI covers the Landlord’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 Tenant as if Tenant had purchased personal liability or renter’s insurance from an insurance agent or insurance company of Tenant’s choice. Certain restrictions apply.
3. Coverage only applies to liability arising on the residence premises. Tenant is not insured away from the residence premises.
4. Coverage under the LPTLI policy may be more expensive than the cost of Rental Insurance available to the Tenant. At any time, Tenant may contact an agent of their choice for personal liability or renter’s insurance options to satisfy the Required Insurance under the Lease Agreement.
5. The fee to cover the expense of this coverage shall be \$15 per month and shall be deemed to be additional Rent under the Lease and immediately due and payable by the Tenant to the Landlord.

Subject to the terms of the policy, LPTLI will extend legal defense to Tenant 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.

**Rental insurance is mandatory.** Scheduling under the LPTLI policy is not. Tenant may purchase and maintain Required Insurance from an insurance agent or insurance company of Tenant’s choice at any time for the duration of their occupancy. Coverage under the LPTLI policy will be immediately terminated.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_