

LEASE ADDENDUM

This Lease Addendum ("Addendum") is attached to and becomes a binding part of the Residential Lease Agreement ("Lease") between the undersigned Landlord and Tenant. By signing this Addendum, Tenant acknowledges that Tenant has read it in full, understands its contents, and agrees to abide by its provisions. Landlord means the property manager, owner, lessor or similarly identified person or entity indicated on the Lease Agreement.

LIABILITY COVERAGE REQUIREMENT

1. Under the terms of the Lease, Tenant will be enrolled in Landlord's liability waiver program ("Waiver Program") which provides liability coverage with a minimum limit of **\$100,000** for each occurrence of damage or loss to Landlord's property that may arise from Tenant's actions or negligence. This coverage is meant to protect against certain perils, including fire, smoke, or explosion. Tenant's failure to keep such liability coverage in force at any point during the Lease term will be considered a material breach of the Lease.
2. Tenant will be charged a recurring monthly fee (the "Waiver Fee") that is added to Tenant's rent or charged as a separate, itemized addition. Tenant remains responsible for any applicable fees, charges, or administrative costs associated with this Waiver Program.
3. Tenant must be current on rent at the time of the reimbursable event in order to receive benefits under the Waiver Program.
4. The Waiver Program addresses only the minimum required liability protection defined by this Addendum and is not renters insurance. However, it does include a content damage reimbursement of up to **\$10,000** for certain incidents, as specified in the waiver program summary provided by Landlord. Tenant understands that any content damage reimbursement is subject to exclusions and limitations.
5. The Waiver Fee is set at **\$18** per month, charged to Tenant alongside rent. This fee is subject to periodic review and may be adjusted by Landlord with proper notice to Tenant.
6. Tenant acknowledges that Landlord may incorporate reasonable administrative fees, state-imposed taxes, or other charges into the overall monthly Waiver Fee. The combined total will be billed to Tenant as part of the rent or as a separate, itemized addition.
7. Except for the specified **\$10,000** content damage reimbursement for certain incidents, Tenant will not receive direct protection for any personal losses, liabilities, or third-party claims. Tenant should not rely on Landlord's waiver to address broader personal property damage, bodily injury claims, or the defense of lawsuits brought by third parties. If Tenant desires more comprehensive protection, Tenant should obtain renters insurance from an insurance agent or company of Tenant's choice.
8. If a covered event results in damages to Landlord's property that exceed the coverage limits of the Waiver Program reimbursement limits, Tenant may remain contractually liable for any outstanding amounts. Similarly, if Tenant causes damage beyond the scope of the program's perils or coverage/reimbursement limits, Tenant must reimburse Landlord for those expenses.

9. Tenant hereby acknowledges that Tenant's decision to rely solely on the Waiver Program rather than obtaining Tenant's own policy may result in limited protection. Landlord's acceptance of insurance documents from Tenant does not constitute an endorsement or confirmation of policy adequacy. Tenant shall defend, indemnify, and hold Landlord harmless from any claims arising out of Tenant's failure to secure coverage that fully protects Tenant's property or personal liabilities.

10. Nothing in this Addendum shall be construed as a waiver of any right or remedy Landlord may have under law or the Lease. Landlord retains the right to pursue claims against Tenant for property damage or other liability regardless of the status of any insurance.

AGREED AND ACCEPTED:

By signing below, Tenant affirms that they have read and reviewed the **entirety of this Addendum** to the best of their ability, including all terms, conditions, and any referenced programs, understand its contents and implications, and knowingly and voluntarily agree to be bound by its provisions.

Tenant Signature: _____ Date: _____