

TENANT LIABILITY INSURANCE

Landlord Approved Platinum Tenant Liability Insurance

Required Property Damage Liability Insurance: All Tenants are required to maintain property damage liability insurance on behalf of the Landlord and Property Manager. Coverage is required in the amount of One Hundred Thousand Dollars (\$100,000.00) for damage to both Landlord's and third parties' property with the provisions covering at least the perils of fire, smoke, explosion, accidental water discharge and sewer backup.

Such a policy shall be written not contributing with, and will be in excess from coverage that Landlord (owner) may carry, and must waive all rights of subrogation against Landlord and Property Manager. It is agreed that Landlord carries insurance for its protection, and that the Tenant is not a beneficiary of such insurance. Tenant shall be responsible to Landlord for all costs of repair for damages as stated in the Lease regardless of existing Landlord insurance.

This policy provides residents liability insurance to meet the Landlords' \$100,000 property damage liability requirement. It provides up to \$15,000 per unit for the impacted residents for their personal property damage/loss as a limit within the \$100,000 per occurrence limit. Included within the \$15,000 are displacement costs and/or living expenses up to \$1,000. Higher personal property limits are also available. All are subject to the per occurrence limit availability.

Additional Coverage to be added (at no additional cost) in the near future:

Loss of Rent \$2,500 \$150.00 (deductible)

Pet Damage \$2,500 \$150.00 (deductible)

Hazmat \$2,500 \$150.00 (deductible)

Cost: \$12.75 per month plus a \$3.00 per month administration fee for a total of **\$15.75 per month**, per home. Tenants are required to carry Tenant Liability Insurance

Coverage Notice: By electing the Tenant Liability Insurance through Landlord's preferred provider via the automatic program set forth above, Tenant will not be listed as a named insured under the Landlord's policy. The Tenant Liability Insurance policy is not designed to replace a Renter's Personal Insurance Policy. No coverage is provided to insure tenant contents with this policy except as provided above.