

**INSURANCE ADDENDUM
(Liability Insurance Required by Tenant)**

This Insurance Addendum (“Addendum”) to the Lease dated _____, 20__ (the “Lease”), is made by and between Owner and Tenant for the rented premises at the Community identified in the Lease. This Addendum serves to implement your Lease requirement to obtain liability insurance.

You agree to obtain and maintain, at your sole expense, during the Term of the Lease and any subsequent renewal periods, a policy of personal liability insurance, which provides limits of liability to parties who may make claims against you (including Owner) in the amount not less than \$100,000 per occurrence (“Insurance Requirement”). At your discretion, and sole expense, you may purchase an insurance policy that also covers your personal property or belongings. This type of policy, covering liability to others and damage to your property is commonly referred to as “renters insurance”. You are not required to purchase renters insurance, only personal liability insurance. Insurance coverage only protects you up to the limit of your policy and you will still be responsible for any losses in excess of your insurance coverage or for claims or damages not covered by your policy.

You acknowledge that property or liability insurance maintained by Owner is for Owner’s protection and is not intended to protect you against personal injury, loss or damage to your personal property or belongings, or cover you from your own liability from injury, loss or damage from fire or other negligent acts that you or your guests may cause others. You acknowledge that you are not considered a co-insured of the Owner and not protected under Owner’s fire insurance.

You further acknowledge that Owner has made available to you and the other tenants at the Community a program (the “Program”) providing tenants with an opportunity to purchase policies of either (1) renter’s insurance (which includes both the liability and personal property coverage); or (2) personal liability insurance (covering just liability and not personal property) directly through Multifamily Insurance Partners, LLC. This is meant as a service to you, as these pre-approved and convenient policies may have compelling benefits to consider, but you are under no obligation to purchase renter’s insurance or personal liability insurance through this Program. **If you arrange your own personal liability insurance from a company other than Multifamily Insurance Partners, LLC, you agree to provide written proof of the required liability coverage and to list Owner and Manager as an “interested party” on such policy of insurance.**

We will contact you regarding your election with respect to personal liability insurance from either of the two following sources:

- A. From Multifamily Insurance Partners LLC through the Program. If you elect to purchase personal liability insurance (or renters insurance) from MFIP, MFIP will provide us with the required proof of insurance. (You may access this Program at www.StudentInsurancePolicy.com or by calling (866) 341-1314

OR

- B. From another insurance company of your choosing, in which case you must:
 - (1) Obtain and maintain a policy of \$100,000 personal liability insurance
 - (2) Have your insurance policy designate Owner and Manager as an “interested party”
 - (3) Provide Owner with written proof of compliance with this Insurance Addendum on or prior to the Commencement Date of this Lease, at the beginning of subsequent renewal periods, and from time to time thereafter upon Owner’s request.

I acknowledge that failure to provide written proof and maintain the Insurance Requirement shall be a Default under the terms of the Lease, and Owner shall be entitled to exercise all rights and remedies at law or in equity. In the event of any conflict between the terms of this Addendum and other terms of the Lease, the terms of this Addendum shall control. Any term that is capitalized but not defined in this Addendum that is capitalized and defined in the Lease shall have the same meaning for purposes of this Addendum as it has the purpose of the Lease.

Tenant:

Owner:

Tenant’s Signature

Community

Tenant’s Name

Name (Authorized Representative)

Date