

Dear (Tenant Names),

This is to inform you that we are implementing a new program that will become effective upon renewal of your lease.

As a condition of your lease renewal, we now require all residents to carry a minimum of \$100,000 of tenant liability insurance for certain damages to the landlord's property during the term of their lease.

To satisfy this lease requirement you have two options:

Option 1: Purchase a minimum \$100,000 or Tenant Liability or Renter's Insurance from a licensed agent and provide proof of coverage

Obtain and maintain renters insurance that meets the coverage requirements outlined above and provide us with Proof of Insurance naming our management company as an "Additionally Interested Party"

Cost: Depends on your provider.

Option 2: Do nothing – you will be automatically enrolled in our Tenant Liability Insurance Program

This is an easy and low-cost way to meet your lease requirement but does not cover your personal belongings. You pay the monthly premium together with rent. (See details below).

Tenant Liability Insurance Program Details

The coverage provided by our tenant liability program meets the minimum requirements of the lease. The policy offers protection from accidental or negligent damage to the landlord's property associated with the perils of fire, smoke, explosion, water damage or backup or overflow of sewer, drain or sump) up to \$100,000.

What Is The Cost? \$9.00 Per Month Per Lease, plus a \$3.00 Monthly Admin Fee, for a total of \$12.00 Per Month.

What Does This Policy Cover?

This policy offers protection from accidental or negligent damage associated with the perils of fire, smoke, explosion, backup or overflow of sewer, drain or sump, & water damage of up to \$100,000 per occurrence with no aggregate limits.

Are We Required To Obtain This Insurance?

Yes. The Landlord requires coverage of \$100,000 per the lease agreement. Tenants may opt out of this coverage by obtaining a similar policy from their own insurance company of choice. Or you can do nothing, and this coverage will be added to your monthly payment automatically.

How Is This Coverage Different From Renters Insurance?

The standard HO-4 Policy, more commonly known as Renters Insurance, only covers contents for the Tenant inside the rental home and may only offer some liability protection if any. However, with most Renters Insurance policies, if there is a claim for damage to the home from tenant negligence, the Landlords insurance would have to cover the loss.

Does This Policy Cover Any Of The Contents Of My Home?

NO. We encourage all residents to seek out Renters Insurance to specifically cover their personal contents inside their home & vehicles.

Is My Property Manager An Insurance Salesperson?

NO. Your property manager is not a licensed insurance salesperson

Please Note: You are under no obligation to participate in our tenant liability insurance program. You may satisfy the lease requirement by obtaining a personal renters insurance or liability insurance policy from an insurance agent or insurance company of your choice and providing proof of coverage (a copy of the declarations page) for the duration of your lease.