

TENANT LIABILITY INSURANCE OPT-IN ADDENDUM

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, **Jamison Management Company**, and Resident(s) _____, for the property located at (address & unit #): _____.

REQUIRED RENTER'S INSURANCE

This Addendum is attached to and becomes a part of, the Residential Lease/Rental Agreement between Landlord and Resident (or "You"). Both parties are bound by the terms of this addendum. **You are required to maintain and provide the following minimum required insurance coverage for the benefit of Landlord:**

\$100,000 Limit for Resident's legal liability for damage to Landlord's real improved and personal property, including any fixtures, for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, water damage ("Required Insurance").

Resident shall list Owner as an "additionally insured" on Resident's insurance policy and a copy of the policy including additional insured wording shall be delivered to landlord within 5 days of receipt by Resident (i) prior to occupancy of leased premises, (ii) at the time of each lease renewal period, and (iii) as may be requested by Landlord during the Lease Agreement. To satisfy the insurance requirement. You may either **(1) Opt-In to AssetProtect**, Landlords Master Insurance Policy; or **(2) Opt Out of AssetProtect**, and purchase substitute renter's insurance on your own. See below for your obligations.

OPTION 1: OPT-IN AND PROTECT YOUR PERSONAL BELONGINGS!

Your acceptance of the Tenant Benefit Program is optional. Whether or not You accept the insurance offered in the Tenant Benefit Program, it will not affect the terms of the lease. You will be enrolled in the Tenant Benefit Program and will be charged \$13.00 per month, inclusive of premium, taxes, and fees. **Coverage will begin on the date you sign this addendum.**

AsstProtect includes a Contingent Personal Property Contents Coverage Endorsement in the amount of \$10,000. Please refer to the [Evidence of Insurance](#) posted on your Landlord's website for complete details.

OPTION 2: OPT OUT (AND PROVIDE PROOF OF INSURANCE)

In lieu of accepting Tenant Benefit Program with the AssetProtect Insurance benefits, You may obtain Required Insurance from an insurer of your choice that is satisfactory to Landlord. If You furnish evidence of such Required Insurance and maintain the Required Insurance for the duration of the lease agreement, then nothing more is required. Landlord shall have the right (but not the obligation) to purchase Required Insurance on Your behalf and seek reimbursement from You for all costs and expenses associated with such purchase, in addition to any other rights under the Lease Agreement. Coverage is contingent upon payment of insurance premium. To opt out of AssetProtect, You must register your third-party policy by going to www.APenroll.com (select zip code 90277 to find Jamison Management Company) to upload your third-party declarations page or discuss other options with your leasing office. **If you elect to purchase your own renter's insurance but then your coverage ceases, you will have 5**

