

RENTER'S INSURANCE ADDENDUM

This Agreement is an Addendum to and part of the Rental Agreement between Landlord, _____, and Resident(s) _____, for the property located at: _____.

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

1. Resident acknowledges that Owner has made no representation that the property is a "secure" complex, or that Resident is safe from theft, injury or damage. Any gates, fences, and/or locks which might be present at the premises are provided primarily for the protection of Owner's property and are neither a warranty of protection nor specifically provided for the protection of Resident or Resident's guest's personal property.
2. Resident shall take appropriate measures to protect their own property, and report to the Police any suspicious activities, persons, or events occurring on or about the general premises.
3. Furthermore, Owner does not maintain insurance to cover personal property damage or loss caused by any manner whatsoever, including, but not limited to, fire, theft, rain, water overflow/leakage, acts of GOD, and/or any other cause.
4. **If Resident chooses to Opt Out of the Landlords Master Insurance Policy, aka AssetProtect,** Resident shall maintain a personal property insurance policy (Renter's Insurance) to cover any losses sustained to Resident's personal property or vehicle. Resident's failure to maintain said policy shall be a complete waiver of TENANT'S right to seek damages against LANDLORD for the above stated losses.
5. **Resident shall provide proof of insurance in the amount of \$100,000** from an insurance company licensed to conduct business in California and rated by A.M. Best, with a rating of A- or better. Policy is to cover 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").
6. 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.
7. Resident shall provide Owner with proof of renewal within ten (5) days of the expiration of the term of the policy. Failure to obtain or provide proof of insurance as required herein shall be considered a material breach for which the tenancy may be terminated.

The undersigned Resident(s) acknowledge(s) having read and understood the foregoing, and receipt of a duplicate original.

Resident Signature Date Resident Signature Date

Resident Signature Date Resident Signature Date