

## Renter's Insurance Requirement Addendum

THIS RENTER'S INSURANCE ADDENDUM (the "Addendum") is entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between \_\_\_\_\_ ("Landlord") with an address at \_\_\_\_\_ and \_\_\_\_\_ ("Tenant") with an address at \_\_\_\_\_. This Addendum is incorporated into the original Lease Agreement signed on \_\_\_\_\_ between the Landlord and \_\_\_\_\_ ("Tenant") with an address at \_\_\_\_\_.

Hereinafter, these individuals are known collectively as the "Parties."

The Parties hereby acknowledge that this Addendum is incorporated into the Lease Agreement for the property referenced therein as the "Premises" and serves to affirm the following:

**ACKNOWLEDGMENT.** The Tenant acknowledges that their personal property and any personal liability they may be subject to is not insured by the Landlord. Generally, unless required by law, the Landlord shall not be legally responsible for any losses or damages suffered by the tenant, whether or not it was due to the Tenant's negligence or something outside their control.

**RENTER'S INSURANCE POLICY.** The Tenant shall secure a renter's insurance policy against personal property losses and liability claims. Said policy should be sufficient to cover all personal property and at least \$\_\_\_\_\_ for any potential liability claims.

**ENTIRETY OF LEASE TERM.** The Tenant agrees to maintain renter's insurance for the entirety of the lease term, any extensions or renewals, and any subsequent tenancies at will or at sufferance. The Tenant agrees to provide the Landlord with written proof of said insurance at any time, upon request.

**TERMINATION OR MODIFICATION.** This Addendum shall be terminated upon the completion of the lease term or upon mutual agreement of both the Landlord and Tenant. Said Addendum may also be modified at any time upon mutual written agreement.

**SUBROGATION.** The Landlord's insurance company is authorized to sue the Tenant to recover any payments they made to the Landlord for damages or injury to the Landlord's property that was caused by Tenant, other individuals residing at the property, or their guests.

**INDEMNIFICATION.** The Tenant agrees to indemnify and hold harmless the Landlord from any loss, damage, liability, attorneys' fees, and costs arising from personal injuries or property damage caused by or permitted by the Tenant, other individuals residing at

the property, or their guests. This indemnification also extends to any other cause, including but not limited to, weather, unreported mold, theft, and water damage.

**VIOLATIONS.** Any violation of this Addendum is a violation of the aforementioned Lease Agreement and is subject to the actions set forth in the Lease Agreement, including the termination of the tenancy and payment for damages.

**GOVERNING LAW.** This Addendum shall be governed by the law set forth in the Lease Agreement.

Upon the signatures below, the parties agree that the above Addendum shall be legally binding and incorporated into the above-referenced Lease Agreement.

**Landlord Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name** \_\_\_\_\_ **Date** \_\_\_\_\_

**Tenant Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name** \_\_\_\_\_ **Date** \_\_\_\_\_