

# Renters Insurance Addendum

<b>Property</b>	<b>Address/Apartment #</b>	<b>Lease Date</b>
-----------------	----------------------------	-------------------

The Landlord’s property and liability insurance does not protect you, your guests or any occupants against loss or damage to personal property or belongings, or cover your liability for loss or damage caused by your actions or those of any guest or occupants. As a resident you are liable to the Landlord and others for loss or damage caused by your actions or those of any occupant or guest in the dwelling. To partially protect against this liability, **you are required to maintain an insurance policy with the minimum coverage of \$100,000 for General Liability per occurrence. This coverage must include resident caused water damage to the insured’s unit of possession in addition to adjacent apartments.** You agree to maintain, at your own expense, during the Term of the Lease and any subsequent renewal periods, a renter’s insurance policy satisfying these requirements. At your discretion and sole expense you may also purchase renters insurance which covers your personal property and belongings. **Residents with canceled, lapse or lack of insurance shall be considered in default of the lease and Lessor shall have the right to charge a NON-Compliance Fee of \$30 per month as additional rent.**

**Option 1** (circle 1 or 2)

You may purchase your renter’s insurance through our preferred provider **ePremium Insurance**. Their policy meets all our requirements of the lease and is offered at a preferred group rate to Research Property Inc residents. If you choose to purchase a policy or have questions regarding ePremium Insurance rates please call:

**1-800-319-1390** or visit [\*\*www.ePremiumInsurance.com\*\*](http://www.ePremiumInsurance.com)

Note: Leasing Office Employees are not licensed agents. ePremium Insurance is not owned or operated by Research Properties Inc., and we make no guarantees, representations or promises concerning the insurance coverage or services it provides. You are under no obligation to purchase renter’s insurance through ePremium Insurance.

**Option 2**

If you elect to obtain coverage from another insurance carrier, you will be required to furnish a Declaration Page of coverage that reflects your current address, the name of your insurance company, the policy number, and the effective and expiration dates of your policy that must be current. **You must furnish Management with an acceptable Declaration Page of Insurance Coverage in order to generate your new lease. In addition, you MUST add Research Properties, Inc. as “Interested Party” or “Additional Interest”.** This requirement is for us to be notified if your policy is cancelled anytime during your tenure with our property.

**Research Properties, Inc. (c/o ePremium Insurance) PO BOX 498067, Cincinnati Ohio 45249**

**Acknowledgment:** I understand that I (we) will be in violation of the lease agreement if coverage is not in place during the entire term of the lease agreement. Prior to commencement, all new leases and lease renewals require renters insurance. The Resident agrees to NOT hold the Lessor or Landlord responsible for liability in the event any Resident fails to maintain the required insurance.

Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____
Signature _____	Date _____