

Renter's Insurance Lease Addendum

This **Renter's Insurance Lease Addendum** ("Addendum") dated this _____ day of _____,
_____ between:

(the "Landlord")

- AND -

(the "Tenant")

Background

- A. The Landlord and the Tenant entered into the lease (the "Lease Agreement") dated _____, for the premises (the "Premises") located at _____
- B. The Landlord and the Tenant desire to amend the Lease Agreement on the terms and conditions set forth in this Addendum, which will take effect on _____.

The parties agree to the following provisions regarding insurance:

1. Renter's Insurance Requirement

The Tenant agrees to obtain and maintain renters' insurance throughout the term of the lease. The Tenant's insurance policy must meet the following minimum requirements:

- **Liability Coverage:** The policy must provide personal liability coverage with a minimum limit of **\$100,000** per occurrence, covering injury or property damage to others caused by the Tenant or their guests.
- **Personal Property Coverage:** The policy must cover personal property in the event of loss due to fire, theft, vandalism, or other covered perils.
- **Loss of Use:** The policy must include loss of use coverage to cover living expenses in case the leased property becomes uninhabitable due to damage from a covered event.

- **Endorsement for Landlord:** The policy must name the Landlord as an "Additional Insured" or "Interested Party" to notify the Landlord in the event of policy cancellation or changes.

The Tenant must provide proof of insurance to the Landlord within _____ days of the start of the Lease and renew the policy annually. Proof of renewal must also be provided to the Landlord within _____ days of the policy's renewal date.

2. Landlord's Insurance

The Landlord agrees to maintain property insurance on the building and common areas, but such insurance does not cover the Tenant's personal property or liability. The Landlord's insurance covers the structure of the property, but the Tenant is responsible for insuring their own belongings.

3. No Waiver of Liability

The Landlord's insurance and the Tenant's required renters' insurance are separate and do not waive the responsibility of either party for their own acts of negligence or failure to maintain the required insurance. The Tenant understands that the Landlord's insurance will not cover the Tenant's personal property or the Tenant's liability.

4. Indemnification

The Tenant agrees to indemnify and hold the Landlord harmless from any claims, damages, or expenses resulting from the Tenant's use or occupancy of the leased property, except in cases of the Landlord's negligence. This indemnification includes but is not limited to injuries or damages to the Tenant, their guests, or third parties.

5. Cancellation or Non-Renewal of Tenant's Insurance

If the Tenant's insurance policy is canceled, lapsed, or not renewed for any reason, the Tenant agrees to immediately provide proof of new insurance or obtain a new policy. Failure to provide evidence of continuous coverage within _____ days may be considered a breach of the lease agreement and subject the Tenant to penalties or eviction.

6. Subrogation

In the event of a loss covered by insurance, the Tenant agrees to waive any subrogation rights against the Landlord or the Landlord's insurance provider. The Landlord agrees to waive any subrogation rights against the Tenant, provided the Tenant has met the insurance requirements as outlined in this Addendum.

7. Failure to Comply

Failure by the Tenant to obtain and maintain the required renters' insurance will be considered a violation of the Lease Agreement. The Landlord reserves the right to take legal action, terminate the lease, or impose penalties as stipulated in the Lease Agreement.

8. Miscellaneous

- This Addendum shall be governed by the laws of the state in which the Premises is located.
- If any part of this Addendum is found to be invalid, the remaining provisions shall remain in full force and effect.
- This Addendum may be modified only in writing and signed by both parties.

IN WITNESS WHEREOF Landlord and Tenant have duly affixed their signatures on this _____ day of _____, _____.

Landlord

Signature

Printed Name

Tenants

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

Signature

Printed Name

This Addendum should be attached to and made part of the Lease Agreement. Please ensure that you consult with an attorney or legal professional before using or modifying this document for your particular situation. Use of this form is governed by the terms and conditions set forth by the American Apartment Owners Association at <http://secureamerican-apartment-owners-association.org/terms-and-conditions.php>.



A Message from Liberty Mutual Insurance

Because you care about your home, AAOA has partnered with Liberty Mutual to offer tenants special savings on quality renter's and auto insurance.¹ Call **800-459-4309** or [**visit Liberty Mutual**](#) to learn more or get a no-obligation quote.

¹Discounts and savings are available where state laws and regulations allow and may vary by state. Certain discounts apply to specific coverages only. To the extent permitted by law, applicants are individually underwritten; not all applicants may qualify. Coverage provided and underwritten by Liberty Mutual Insurance Company or its affiliates or subsidiaries, 175 Berkeley Street, Boston, MA 02116.