

TENANT INSURANCE ADDENDUM

K & T Ludlow Properties, LLC

This addendum is part of the Residential Lease Agreement dated: _____

Tenant(s) understand and agree that tenant's personal property is not insured by the landlord. Generally, except under special circumstances, the Landlord is not legally responsible for losses to the tenant's personal property or for tenant's personal liability, and landlord's insurance will not cover such losses or damages. Tenant(s) agrees to save and hold landlord harmless from any claim for damages to tenant's personal property arising from any cause, including leakage from breaking plumbing, roofs, weather, unreported mold, or any other water damage.

Tenant(s) agrees to indemnify landlord for liability arising from personal injuries or property damage caused by or permitted by tenants(s), their guests and invitees. This includes injuries incurred in or around obvious areas of maintenance, repair or construction.

Tenant(s) understands that the following is a non-inclusive list of examples of possible costly misfortunes that, except for special circumstances, tenant could be held responsible for:

1. The tenant's baby-sitter is injured in or about the rental property.
2. A friend is injured while helping the tenant(s) move a refrigerator out for cleaning.
3. Tenant's defective electrical extension cord or coffee pot starts a fire.
4. A burglar breaks tenant's front door lock and steals valuable personal property.
5. Due to heavy storms, water enters the garage or window sill and damages tenant's personal property.

If damages to the landlord's property is caused by tenant(s) or tenant's guest, the landlord's insurance company may have the right to sue the tenant(s) to recover payments made to the landlord. This is referred to as "subrogation". In other words, after an insurance company has paid an owner for damages you caused, the company may go after you for the full amount of money paid out. At the very least, you will be expected to pay the owner's deductible on their insurance policy.

Landlord advises tenant(s) to procure a renter's insurance policy for protection against personal property losses and liability claims. Landlord does not recommend any particular company. The cost of tenant's insurance is reasonable considering the peace of mind, protection and financial security that insurance provides.

Tenant(s) agree to purchase and maintain a renter's insurance policy for the entire term of the tenancy, including providing landlord written copy or proof anytime upon request.

Tenant Signature

Date

Tenant Signature

Date

Landlord Signature

Date