

RISKRELEASE ADDENDUM

REQUIRED INSURED ADDENDUM RENTERS' PROPERTY DAMAGE RELEASE

This Addendum is attached to and becomes a part of the Lease Agreement. To the extent that the terms of this Addendum are inconsistent with the terms of the Lease, the terms of this Addendum shall control.

For the duration of the Lease Agreement and any subsequent renewals, resident is required to maintain and provide the following "Minimum Required Insurance Coverage": Property damage liability insurance in an amount no less than One Hundred Thousand and No/100 Dollars (\$100,000.00) for damages to Lessors/Landlord property with provisions covering, at a minimum, perils of fire, explosion, smoke, and accidental water discharge.

All residents are eligible to participate in the Community's Renters Property Damage Liability Release Program (the "RiskRelease Program"). Tenant agrees to either (a) purchase an insurance policy from an insurance company of his/her choice in accordance with the terms and conditions of this Addendum or (b) Participate in the RiskRelease Program. The RiskRelease Program (i) releases a resident's requirement under the Lease to purchase and maintain property damage liability insurance in the minimum limit amount of \$100,000; and (ii) releases a resident's requirement to indemnify the Landlord for the Landlord's property damages arising from fire, smoke, explosion, water discharge or sewer backup caused by the resident's or resident guest's negligent acts or omissions in an amount up to \$100,000.

The RiskRelease Program only releases a resident's property damage liability to the Landlord and does not release liability to any third parties. The RiskRelease Program only applies to accidental damage caused by a participating resident's negligent acts or omissions and does not apply to damages caused by deliberate or intentional acts or omissions. The RiskRelease Program is applicable up to \$100,000 in property damage liability; any amount in excess of \$100,000 remains subject to the terms of the Lease. Excluded from coverage are claims of bodily and personal injury, and damages resulting from, or associated with, a breach of the lease, including, but not limited to, damages caused by illegal substances and damages caused by intentional and/or malicious acts. The RiskRelease Program will also provide personal property coverage to residents for up to \$5,000 per unit applicable to damage from fire, smoke, explosion, water discharge, and sewer back-up. This coverage may be more restrictive than a traditional renters insurance policy. If there is property damage that results in a tenant being unable to remain at their leased address for a specified amount of time during repairs, RiskRelease will provide limited coverage for tenant displacement.

Participation in the RiskRelease Program may be canceled at any time by providing Landlord or their authorized representative with a valid "Proof of Insurance" showing that resident has obtained property damage liability insurance from a licensed insurance provider ("Insurance Company") as required by the Lease. The Proof of Insurance provided must: (i) show a minimum of \$100,000 of property damage liability coverage per incident for the perils of fire, smoke, explosion, water discharge, and sewer backup; (ii) identify the Apartment Community trade name as an "Interested Party" or "Additional Interest" to receive mailed NOTICES with a mailing address of PO Box 823191, Dallas, TX 75382 or, if Insurance Company only provides NOTICES by email, such email to the Interested Party and/or the Additional Interest must be emailed by the Insurance Company to pops@riskrelease.com; and (iii) correctly identify the Resident's insured address as it appears on the lease. Resident shall provide Landlord or their authorized representative with Proof of Insurance showing the requisite coverage upon request. Landlord may place Resident in the RiskRelease Program and charge Resident additional cost of \$ 16 per month (the "Charge"), if, at any time during the term of the Lease, Resident's insurance coverage is not provided, is found to be invalid, canceled or lapses for any reason, or if the Proof of Insurance provided does not contain the required information. Landlord may discontinue the RiskRelease Program at any time. Upon receiving notice of Landlord's election to discontinue the RiskRelease Program, Resident shall obtain and maintain property damage liability insurance as required by the Lease. Failure to obtain liability insurance is a breach of the Lease and Landlord may take all necessary action. Landlord may change the Minimum Required Insurance Coverage, the Charge, or the information required to appear on the Proof of Insurance at any time by providing Resident with thirty (30) days advance written notice of the change.

NOTICE TO RESIDENTS: Upon executing this addendum, resident agrees to participate in the RiskRelease Program, such election only releases your requirement to indemnify the Landlord for those certain accidental damages to Landlord's property caused by your negligent acts or omissions described herein. If you elect to participate in the RiskRelease Program, you are neither purchasing an insurance policy nor are you being listed as a named insured under any owner policy. **THE RISKRELEASE PROGRAM DOES NOT COVER YOUR PERSONAL PROPERTY IN THE EVENT OF THEFT, BURGLARY, VANDALISM, BODILY INJURY OR PERSONAL INJURY.** The RiskRelease Program is neither designed to be your exclusive insurance coverage for property damage, nor is it intended to replace a personal property or liability insurance policy. You should consult an insurance professional to evaluate and determine your own personal insurance needs.

By signing below, you acknowledge that you have read and understand this entire Addendum and agree to be legally bound hereby.

Resident or Residents
(all sign below)

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

Owner or Owner's Representative
(signing on behalf of owner)

_____ Signature
_____ Date