



DB Broker, LLC  
8930 Fourwinds Dr. Ste. 251 • San Antonio, TX 78239  
(210) 880-4378

# Addendum

## 1 REQUIRED INSURANCE ADDENDUM

### ADDENDUM TO RESIDENTIAL LEASE CONCERNING THE PROPERTY AT:

(property address)

### REQUIRED INSURANCE REQUIREMENTS:

For the duration of the Lease Agreement, Tenant is required to maintain and provide the following minimum required insurance coverage:

- \$100,000 Limit of Liability for Tenant’s legal liability for damage to the landlord’s property for no less than the following causes of loss: fire, smoke, explosion, backup or overflow of sewer, drain or sump, and water damage (“Required Insurance”). DB Broker, LLC must be named additional insured or additional interest on the policy so that DB Broker, LLC is made aware of any policy changes or cancellation.

Tenant is required to furnish Landlord with evidence of Required Insurance prior to occupancy of leased premises and at the time of each lease renewal period. If at any time Tenant does not have Required Insurance, Tenant is in breach of the Lease Agreement and Landlord shall have, in addition to any other rights under the Lease Agreement, the right but not the obligation to purchase Required Insurance coverage and seek reimbursement from the Tenant for all costs and expenses associated with such purchase.

By initialing here, you acknowledge and agree to the terms on this page. Click to add your initials.

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Tenant may obtain Required Insurance from an insurance agent or insurance company of Tenant's choice. If Tenant furnishes evidence of such insurance and maintains the insurance for the duration of the Lease Agreement, then nothing more is required. If Tenant does not maintain Required Insurance, the insurance requirement of this Lease Agreement may be satisfied by Landlord, who may schedule the Tenant's unit for coverage under the Landlord's Required Resident Liability insurance policy ("LRRL"). The coverage provided under the LRRL will provide the Required Insurance coverage listed above. An amount equal to the total cost to the Landlord for the LRRL coverage for the rental property shall be charged to Tenant by the Landlord. Some important points of this coverage, which Tenant should understand are:

1. LRRL is designed to fulfill the insurance requirement of the Lease Agreement. Landlord is the Insured under the LRRL. Tenant is not the insured under the LRRL policy.
2. LRRL coverage is not personal liability insurance or renters insurance. Landlord makes no representation that LRRL covers the Tenant's additional living expenses or liability arising out of bodily injury or property damage to any third party. If Tenant requires any of these coverages, then Tenant should contact an insurance agent or insurance company of Tenant's choice.
3. Coverage under the LRRL policy may be more expensive than the cost of Required Insurance obtainable by Tenant elsewhere. At any time, Tenant may contact an agent of their choice for insurance options to satisfy the Required Insurance under this Lease Agreement.
4. Licensed insurance agents may receive a commission on the LRRL policy.
5. The total cost to the Tenant for the LRRL coverage shall be a minimum nine dollars and fifty cents (\$9.50) per month, which sum shall be additional rent.

Scheduling under the LRRL policy is not mandatory and Tenant may purchase Required Insurance from an insurance agent or insurance company of Tenant's choice at any time and coverage under the LRRL policy will be terminated by the Landlord.

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