**COVERAGE RIDER TO THE LEASE**

**Lease Rental Bond**

**Insurer:** The Guarantors Agency, for and on behalf of: The Hanover Insurance Company, Everspan or Arch Insurance Company

**Insured Information Beneficiary Information**

**Tenant Name:** Luis Angel Soberanis Pacheco **Landlord Name:** 184 13th Street Associates, LLC

**Lease Information**

**Apartment :** Unit #114 **Street Address:** 184 13th Street, Oakland, CA 94612

**Lease Start Date:** June 30, 3022 **Expiration Date:** July 29, 2023

**Monthly Rent:** $945.00

Whereas, the Insurer and the Insured are parties to the above-referenced Lease Rental Bond; and

Whereas, The Tenant has (a) been approved by the Insurer and has entered into a General Agreement of Indemnity (“GAI”) with the Insurer, (b) paid the required Premium (as defined in the GAI) and (c) executed a Lease for the Premises with the Insured that includes the terms set forth above;

NOW, THEREFORE, in consideration of the terms and conditions set forth in the Lease Rental Bond and the GAI, the Tenant acknowledges the following:

1. I have been informed by the Landlord that either
   1. I do not meet the Landlord’s qualification for approval of a lease and must use a Rental Bond to qualify; or
   2. I may elect to utilize a Rental Bond as a security deposit alternative
2. I do understand that I will now qualify to enter into a lease, based upon my performance being guaranteed by TheGuarantors Lease Rental Bond and have purchased said bond for the term of the current lease.
3. I understand the Bond purchased is solely for the benefit of the Landlord and that I have no right to seek benefits from payments under the Lease Rental Bond.
4. I understand the Bond does not under any circumstances relieve me of my obligation to pay the full rent for the apartment and will not protect me from or prevent an eviction if I do not pay my rent.
5. I understand my obligations under the lease will remain the same including the rules and obligations in the lease.
6. I agree that if I extend the lease or remain as a month-to-month holdover resident, I will use TheGuarantors Lease Rental Bond or provide someone that can act as a qualified guarantor unless I can qualify on my own merit. Such qualification is at the sole discretion of the landlord and the determination of qualification is primarily based on timely and complete payment of rent and other housing charges during the tenancy.
7. The Insured will need to renew the Lease Rental Bond unless otherwise determined by the Landlord, at least 30 days prior to the expiration of the Lease, as designated in the GAI.

**Tenant Name:** Luis Angel Soberanis Pacheco **Landlord:** 184 13th Street Associates, LLC

**Date:** June 30, 3022 **Date:** June 30, 3022

**Bond Amount:** $11,340.00

**Tenant Payment:** $722.00