

LEASE ADDENDUM FOR LIABILITY INSURANCE

1. **Addendum.** This is an addendum (“Addendum”) to the TAA Lease Contract for Apt. No. 3708 in the Diamond Ridge Apartments (the “Apartment”) by and between Fernando Lopez Adame, Gadiel Adame (“Resident(s)”) and Diamond Ridge Holdings LLC, A Texas Limited Liabil (“Owner”), entered on 01/09/2023 (“Lease Contract”). The term “you” refers to all Tenants listed above. The terms “Owner,” “we,” “us” and “our” refer to the property owner and its agents.
2. **Purpose.** This Addendum outlines our requirements for liability insurance. All terms and conditions of the Lease Contract apply to this Addendum unless modified by this Addendum.
3. **Liability Insurance.** You are required to maintain at your expense a liability insurance policy on **Standard Form HO4**, that provides limits of liability to Landlord in an amount not less than **\$100,000** per occurrence for the Lease Contract Term, and lists the **Owner** as an “**Interested Party**” or “**Certificate Holder**.” You agree to maintain the liability insurance policy, at your own expense, during the Lease Contract term, and any subsequent renewal periods.
4. **Election of insurance coverage or damage waiver.** You further agree to the following with respect to your liability insurance (INITIAL ONE):
 - ☐ You agree to purchase liability insurance through the Insurance Program, more fully described in paragraph 7; or
 - ☐ You agree to purchase liability insurance from an insurance company of your choice and to provide us with a Declaration Page illustrating proof of compliance with this addendum on or prior to the Lease Contract commencement date, and any time we request it. Your liability insurance policy must be issued on Standard Form HO4, include the Owner as an “interested party or “Certificate Holder,” and include water damage coverage to your Apartment. The renters insurance policy cannot impose limitations or sub-limits as applied to pets and breeds.
5. **Personal Property.** Liability Insurance does not protect you against loss or damage to your personal property or belongings – only a renter’s insurance policy provides personal property and personal liability protection. Therefore, you are encouraged to also obtain a renter’s insurance policy through the duration of your Lease Contract Term.
6. **Subrogation.** You and we agree that subrogation is allowed by all parties in all instances and that this agreement supersedes the language concerning subrogation in paragraph 33 of the TAA Lease Contract.
7. **Insurance Program.** We have informed you of the opportunity to purchase insurance from LeasingDeskInsurance and the eRenterPlan Renters Insurance Policy (www.enterplan.com). You have been advised that this insurance company is not owned or operated by us, and we make no guarantees, representations, or promises concerning the insurance or services it provides. You acknowledge that we are doing so only for the purpose of informing you of an insurance option. You are under no obligation or purchase liability insurance or renters’ insurance through the Insurance Program.
8. **Violation.** You will be in violation of the Lease Contract if liability insurance is not in place during the entire Lease Contract term. If at any time you do not maintain the liability insurance described a above in Paragraph 3, in addition to any other rights under the Lease Contract, Owner will have the right (but not the obligation) to purchase property damage insurance for you, and to seek reimbursement in the amount of a \$50.00 Lease Violation Fee, for purposes of covering all costs and administrative expenses associated with such purchase.

Resident or Residents
[All residents must sign here]

Owner or Owner's Representative
[signs here]

Date of Lease Contract

01/09/2023
