

1.5 REQUIRED TENANT LIABILITY INSURANCE

The Landlord requires Tenant to obtain liability coverage of at least \$100,000 in property damage and legal liability from an A-rated carrier and to maintain such coverage throughout the entire term of the lease agreement. Tenant is required to furnish Landlord evidence of the required insurance prior to occupancy, at the time of each lease renewal period, and upon request.

To satisfy the insurance requirement, Tenant may either (1) be automatically enrolled into a policy that satisfies the coverage requirements; or (2) obtain alternative liability coverage from an insurer of Tenant's choice. The option Tenant chooses will not affect whether Tenant's lease application is approved or the terms of Tenant's Lease.

Option 1: Do nothing. The Tenant will be automatically enrolled into an insurance policy and billed monthly in Appfolio for the cost of the insurance policy plus a monthly \$2.00 Required Insurance Monitoring Administrative Fee. No further action is required. Coverage will begin on the effective date of Tenant's lease and continue throughout the lease term. Please refer to the evidence of insurance that is supplied by Stutts Properties Inc. for additional coverage details.

Option 2: Buy a policy. If Tenant prefers, Tenant may find, purchase, and maintain another policy that satisfies the Landlord's requirements. Visit <http://insurance.residentforms.com/> and follow the instructions listed there to provide evidence of the required insurance coverage to your Landlord.

Please be sure that your policy meets the following criteria prior to submitting:

- Policy is purchased from an A-rated carrier
- Policy meets or exceeds the required \$100,000 in property damage and personal liability
- Stutts Properties Inc. is listed as additional interest
- InsuranceSupport@SecondNature.com is also listed as additional interest
- Stutts Properties address is listed as: PO Box 660121 Dallas, TX 75266

It is Tenant's responsibility to pay premiums directly to your insurance provider. If the policy is terminated or lapses, Tenant agrees to be subsequently enrolled into the policy referenced in Option 1 above billed monthly in Appfolio for the cost of the insurance policy plus a monthly \$2.00 Required Insurance Monitoring Administrative Fee.