

Property Damage Liability WaiverSM (PDLW[®])

- As a condition of our property management agreement with the owner of your property and as a requirement of your lease, you must indemnify the property owner up to \$100,000 for accidental damages arising from fire, smoke, explosion, water discharge, and sewer backup as further described in your rental agreement.
- Your unit is automatically placed in the RPA's Property Damage Liability WaiverSM (PDLW[®]). The cost of this insurance is included in the Resident Benefit Package and therefore subject to an additional rent of \$19.95 per month.
- Payment of this additional rent waives your obligation to indemnify the property owner for accidental damages arising from fire, smoke, explosion, water discharge, or sewer backup caused by your negligent acts or omissions as further described in your rental agreement up to \$100,000. Please note that this additional rent is not an insurance premium, or an insurance cost, or a separate fee.
- In situations where the property owner's covered damages are under \$100,000, as determined through the adjudication of the claim, affected residents may receive up to the personal property coverage limit listed in the lease addendum. Amounts received are subject to the terms of any applicable owner insurance policy. In no event shall the sum of the property owner's covered damages and all amounts paid to affected residents exceed \$100,000.
- By placing your unit in the PDLW[®], you are not accepting, enrolling, or purchasing an insurance policy nor are you being listed as a named insured under any owner's policy. The Property Damage Liability WaiverSM is not a resident's insurance policy nor is it intended to replace a resident's personal property or liability insurance policy.

The policy covers ONLY the following perils:

- Fire
- Smoke
- Explosion
- Water Discharge
- Sewer Backup

The policy provides the following coverage limits

- \$15,000 for personal property
- \$1,500 for extra expense
- \$100,000 for renter's legal liability

THIS POLICY SHOULD NOT BE CONSIDERED A REPLACEMENT FOR RENTERS INSURANCE. WE STRONGLY ENCOURAGE YOU TO SECURE A RENTERS INSURANCE POLICY ON YOU OWN TO SECURE FULL PROTECTION FOR YOU AND YOUR POSSESSIONS. RENTERS INSURANCE WILL PROVIDE THE FOLLOWING.

- Appropriate coverage limits for your contents
- Full replacement cost coverage on your contents
- A full range of covered perils including theft
- The ability to schedule target items like jewelry, camera equipment and art
- True liability protection for both on premise and off-premise