

Required Tenant Liability Program

As a condition of our lease, we require all residents to carry renters insurance (\$100,000) for damage to the landlord's property during the term of their lease.

To satisfy this lease requirement you have two options:

Option 1: Sign up for Renters Insurance and provide proof of coverage

Having Renters Insurance not only meets your lease requirement it will also protect your personal belongings from theft or damage.

Contact your personal insurance carrier of your choice to determine cost. *Once policy has been issued a copy of the declaration page with Holmes Property Management LLC listed as additional insured, must be emailed to our office 30 days prior to lease start date - to avoid option B charge.*

Option 2: Do nothing – you will be automatically enrolled in our Tenant Liability Rent Program

This is an easy and low cost way to meet your lease requirement but does not cover your personal belongings or your liability for damages. You pay the monthly payment and rent together in your Resident Portal. (See details below).

Cost \$10.00 per month

Tenant Liability Rent Program Details

This program is provided to allow residents to meet the insurance requirement of the lease.

The program is considered additional rent charge for coverage to allow the owners of the Condo/House to have on hand when damages occur to their property. It does not release any resident from their liability for damages. It does not cover personal property or loss of personal property.

Monthly Cost: \$10.00 / per month

Holmes Property Management / RentUTK highly recommend all tenants choose option 1.

All maintenance issues must be reported immediately by residents through Resident Portal on-line.

Please Note: You are under no obligation to participate in our Tenant Liability Rent Program. You may satisfy the lease requirement by obtaining a personal renters insurance or liability insurance policy from an insurance agent or insurance company of your choice and providing proof of coverage (a copy of the declaration page with Holmes Property Management LLC listed as additional insured) for the duration of your lease.