

# STRAGO PROPERTIES LLC

*Straightforward management. Transparent pricing. Real partnership.*

## RENTER INSURANCE REQUIREMENTS

Property Address: \_\_\_\_\_ Unit: \_\_\_\_\_

### 1. Purpose and Incorporation

This document states the renter insurance requirements of Strago Properties LLC, as agent for the owner (the “Manager”), for the resident or residents named on the lease (the “Resident”). These requirements are incorporated into and made part of the lease for the property identified above (the “Lease”). The Resident agrees to obtain and maintain the coverage described below for the entire term of the Lease and any renewal.

### 2. Required Coverage

The Resident shall maintain a renter insurance policy issued by an insurer authorized to do business in Texas, with at least the following limits:

Coverage	Minimum	Required
Personal liability	\$100,000.00	Yes
Personal property (tenant belongings)	\$20,000.00	Recommended
Animal liability (if a pet is approved)	\$100,000.00	Yes, if applicable

For units with a pool, shared amenities, or an approved pet, the Manager may require a personal liability limit of \$300,000.00. Animal liability must be confirmed in writing where the Resident keeps an approved pet, because many policies exclude certain breeds.

### 3. Owner and Manager as Interested Party

The Resident shall name the owner and Strago Properties LLC as an “additional interested party” on the policy. This designation ensures that the owner and the Manager receive notice of any cancellation, non-renewal, or lapse in coverage. It does not transfer liability to the owner or the Manager, and it does not make either of them a beneficiary of the Resident’s personal property coverage.

### 4. Proof of Coverage

1. The Resident shall provide a copy of the policy declarations page before keys are released and before occupancy begins.
2. The Resident shall provide updated proof of coverage at each renewal of the Lease and within five business days of any request by the Manager.
3. The declarations page must show the named insured, the coverage limits, the policy period, and the owner and Manager listed as an interested party.

### 5. Lapse, Cancellation, or Non-Compliance

Coverage shall remain in force without interruption for the full term of the Lease. A lapse, cancellation, or failure to maintain the required coverage is a material breach of the Lease. If the Resident fails to provide proof of coverage or allows coverage to lapse, the Manager may, after any notice required by law, pursue any remedy available under the Lease and Texas law. The Resident remains responsible for any loss that would have been covered had the required policy been in force.

### 6. Choice of Insurer

The Resident may obtain coverage from any insurer authorized to do business in Texas. The Manager does not require the Resident to purchase a policy from any particular company and does not receive a commission on the Resident's policy.

### 7. Acknowledgment

The Resident has read these requirements, agrees to obtain and maintain the coverage described, and agrees to provide proof of coverage as set out above.

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\_\_\_\_\_  
Resident signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Resident signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Strago Properties LLC, as agent for owner      Date