

## DISCLAIMER OF PERSONAL PROPERTY LIABILITY

Buckwalter Maintenance LLC  
20 Towne Dr PMB 296  
Bluffton, SC 29910

PROPERTY ADDRESS \_\_\_\_\_

The Property Manager (Robert Brown) and Owners of this property are providing this information to you to avoid any future misunderstandings. The Property Manager and Owner of this property are not responsible for the loss or damage to any personal possessions and property (including food ). The Property Manager (Robert Brown) and Owner are not responsible for any damages to your personal property arising from fires, leaks, and any other unforeseen events.

Tenant's personal property is not covered by this property's insurance policy. Insurance of your personal property is solely your responsibility.

A Renter's Insurance Policy generally will include personal property coverage to protect your belongings. This is an important component of your lease and failure to maintain the required coverage will be considered a breach of this lease and is subject to any and all legal remedies.

The following are examples of incidents for which the Property Manager or Owner have no responsibility.

**Burglary** - Should your rental unit be burglarized and any of your possessions are stolen- the property manager or owner have no liability.

**Water Damage** - If a waterline breaks in your rental unit, damaging your rental unit and your possessions, the owners insurance policy would not cover damage to your personal property.

**Fire** - In the instance of a fire, the owners insurance policy is for the building only and would not cover your personal property.

**Loss of Power or Malfunction of Refrigerator** - In the case of loss of power or a malfunctioning refrigerator, the owners insurance policy would not cover loss of your personal perishable items.

**I am providing this information to inform you that maintaining Personal Liability Insurance is a requirement of your Lease.** The most common way to do this is with a renter's insurance policy to provide you coverage for your personal property in the event of a misfortune.

If you don't know how to obtain coverage, please reach out to an insurance provider or visit [tenantfile.sureapp.com](http://tenantfile.sureapp.com) to get covered. The process is quick and hassle-free.

I (We) hereby certify that I have read this disclaimer and have been provided a copy with my lease agreement for my files.

TENANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

TENANT SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PROPERTY MANAGER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_