

Lease Addendum for Crime Free/Drug-Free Housing

In consideration of the execution or renewal of a lease of the unit identified in the lease, the Owner and Resident agree as follows:

1. Resident, **any members of the resident's household or a guest or other person** under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use of a controlled substance, as defined in the United States Controlled Substance Act (21 USC 802) or possession of drug paraphernalia.
2. Resident, **any members of the resident's household or a guest or other person** under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Resident, **any members of the resident's household or guests will not permit the dwelling** to be used for or to facilitate criminal activity, including drug-related activity, regardless of whether the individual engaging in such activity is a household member. Resident, **any members of the resident's household or a guest or other person** under the resident's control shall not engage in the manufacture, sale, or distribution of illegal drugs at locations, whether on or near the dwelling unit premises or otherwise.
4. Resident, **any members of the resident's household or a guest or other person** under the resident's control shall not engage in acts of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street violence, or the breach of the rental agreement that otherwise jeopardizes the health, safety, or welfare of the landlord, their agent(s) or tenants.
5. Resident, **any members of the resident's household or a guest or other person** under the resident's control shall not engage in acts of loud, annoying, disruptive behavior that emanates from the apartment or into the common areas of the complex or grounds or causes other residents to complain or call the police for disruptive behavior. Disruptive behavior includes loud music, arguing, fighting, slamming doors, jumping or otherwise upsetting the peace and tranquility of the neighbors or management or a violation of any statute or city ordinance.

Violation of the above provisions shall be a material violation of the lease and reasonable cause for termination of tenancy with ten (10) days' notice, or the non-renewal of said lease or if, in the case of a guest, a notice barring the person from returning (trespass order) to the property in the future whether invited onto the property by a resident or not.

A single violation of any of the provisions of this addendum shall be deemed a serious violation and material non-compliance with the lease. It is understood and agreed that **a single violation** shall be reasonable cause for termination of the lease. Unless otherwise provided by law, proof of violation **shall not require criminal conviction** but shall be by the preponderance of the evidence.

If the provisions of this addendum conflict with any other provisions of the lease, the addendum's provisions shall govern.

This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between the Owner and Resident.

Resident Signature _____ Date _____

Property Manager/Asst Manager Signature _____ Date _____

Property Name _____