



CRIME FREE LEASE ADDENDUM

Keep Illegal Activity Off Rental Property

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease,
OWNER AND TENANT AGREE AS FOLLOWS:

Tenant, any members of the tenant’s household or a guest or other persons affiliated with the tenat:

Tenant Name : _____ Address: _____
(Please Print)

1. 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 an illegal or controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C.802)
2. Shall not engage in any act intended to facilitate criminal activity.
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance at any locations, whether on or near the dwelling unit premises.
5. Shall not engage in any illegal activity, including, but not limited to prostitution, crimal street gang activity, threatening or intimidating as prohibited in, assault as prohibited in, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, or other tenant or involving imminent or actual serious property damage.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of the added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflicet between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This **LEASE ADDENDUM** is incorporated into the lease executed or renewed this day between Owner and Tenant.

Tenant Signature _____ Date: _____

Owner’s/Manager Signature _____ Date: _____