

# CRIME & DRUG FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Landlord and Tenant agree as follows:

1. Tenant, any members of the Tenant's household or a guest or other person under the Tenant's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises.

"Premises" means the dwelling unit and any other area located within the building or on the property where the dwelling unit is located. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)) or possession of drug paraphernalia.

2. Tenant, any member of the Tenant's household or a guest or other person under the Tenant's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the premises.

3. Tenant and/or members of the household will not permit the dwelling unit to be used for, or to facilitate, illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.

4. Tenant, any member of the Tenant's household or a guest, or another person under the Tenant's control shall not engage in the unlawful manufacture, sale, use, storage, keeping, giving, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.

5. Tenant, any member of the Tenant's household, or a guest or other person under the Tenant's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any other breach of the rental agreement on the premises that otherwise jeopardizes the health, safety or welfare of the landlord, his or her agent(s), or other tenants.

6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this added 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 good cause for termination of the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

#### CRIME-FREE/DRUG-FREE LEASE ADDENDUM

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is incorporated into the lease executed on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ between the Landlord known as \_\_\_\_\_ and the Tenant known as \_\_\_\_\_ for the property located at \_\_\_\_\_ City of \_\_\_\_\_, State of \_\_\_\_\_.

This addendum is not intended to offend or imply criminal involvement and shall apply to all Tenants of the property.

**Landlord Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_

**Tenant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_