



LEASE ADDENDUM CRIME-FREE/DRUG-FREE HOUSING

This addendum is made this _____ day of _____, 20____, and is added to and amends that certain agreement by and between _____ as Tenant(s) and _____ as Landlord(s), which agreement is dated _____ day of _____, 20_____.

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, 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 illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, store, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802] or possession of drug paraphernalia.

2. Resident, any member of the resident's household, or a guest or other person under the resident'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 that otherwise jeopardizes the health, safety or welfare of the landlord, his agents or tenants.

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

4. Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.

5. Resident, any member 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 illegal activity, including **drug-related** illegal activity, on or near the said premises.

6. Cause for immediate termination of tenancy: Violation of any of the above provisions shall be a material violation of 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 of this Addendum shall be by a preponderance of the evidence, unless otherwise provided by law and shall not require criminal conviction..Because Tenant and Landlord agree that a violation of this Addendum constitutes a substantial violation, Tenant waives any and all legal rights of any kind whatsoever to claim or insist that Landlord must first serve Tenant with a demand for compliance or possession in order to initiate an eviction action against Tenant for recovery of the premises.

Resident(s) acknowledge receipt of this addendum by signature of this document.

Signed:

Tenant

Date

Tenant

Date

Owner/Manager

Date