

# Crime Free Lease Addendum

In consideration of the execution or renewal of a lease of a dwelling nit identified in the lease, Owner and Resident agree to the following:

1. Resident, any members of the resident’s household or a guest or other person under the resident’s control **shall no engage in criminal activity, including drug-related criminal activity, on the said premises.** “Drug related criminal activity” means the illegal manufacture, sale, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any member of the resident’s household or a guest or other person under the resident’s control **shall not engage in any intended to facilitate criminal activity,** including, but not limited to drug-related criminal activity.
3. Resident, any member of the household **shall not permit the dwelling unit to be used for, or to facilitate criminal activity,** including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident, any member of the resident’s household or a guest, or another person under the resident’ control **shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any location, within the apartment complex.**
5. Resident, any member of the resident’s household or a guest or another under the resident’s control **shall not engage in an illegal activity, prostitution, criminal street gang activity, threatening or intimidating, assault,** including but not limited to **the unlawful discharge of firearms, within the apartment complex or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare or the landlord, his agent or other tenant or involving imminent serious property damage.**
6. **Violation of the above provisions shall be a material and irreparable violation of the lease and good cause for termination of tenancy.** A single violation of any provisions of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good for **immediate termination of the lease.**
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 AGREEMENT is incorporated into the lease executed or renewed this day between Owner and Resident.

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Manager Signature

\_\_\_\_\_  
Date