

Crime –Free Housing Lease Addendum

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease,

Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident’s household, a guest or any other person affiliated with the resident, on or off the resident premises:

1. Shall not engage in any act intended to facilitate criminal activity on or off the rental property.
2. Will not permit the dwelling unit to be used for, or to facilitate criminal activity, including but not limited to, violent criminal activity or drug related criminal activity, misdemeanor or felony according to any State Statutes.
3. “Violent Criminal Activity” means any criminal activity that has as one of its elements the use, attempted use or threatened use of physical force against the person or property of another.
4. “Drug-related activity” means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute, or use of a controlled substance or cannabis (as defined in Section 102 of the Controlled Substances Act [21 U.S.C. 802]).
5. One or more violations of Section 1 or Section 2 of this Lease Addendum constitute a substantial violation of the Lease and material noncompliance with the Lease. Any such violation is the grounds for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.
7. In case of any conflict between provisions of this Lease Addendum and any other provisions of the Lease, the provisions of this Lease Addendum shall govern.
8. This Lease Addendum is incorporated into the Lease between the Landlord and the Tenant.

Resident Signature

Date

Property Manager’s Signature

Date

Property Address : _____