

Crime and Drug-Free Housing Addendum

This document is an addendum and is part of the Lease or Rental Agreement, dated _____, by and between _____, "Owner/Agent", and _____ "Tenant", for the Premises located at: _____.

In consideration of the execution or renewal of a lease of the Premises identified in the Lease or Rental Agreement, Management and Lessee agree as follows:

- 1. Lessee, any member of Lessee's household, or a guest or other person under the Lessee's control shall not engage in criminal activity, including drug-related criminal activity, on or near said Premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 802)).
2. Lessee, any member of Lessee's household, or a guest or other person under Lessee's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near said Premises.
3. Lessee or members of the household will not permit the Premises 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. Lessee or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near said Premises or otherwise.
5. Lessee, any member of Lessee's household, or a guest or other person under Lessee's control, shall not engage in acts of violence or discharge firearms on or near said Premises.
6. Violation of any of the above provisions shall be a material violation of the Lease or Rental Agreement and good cause for termination of tenancy. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the Lease or Rental Agreement. It is understood and agreed that a single violation shall be good cause for termination of the Lease or Rental Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Lease or Rental Agreement, the provisions of the addendum shall govern.

Date Owner/Agent

Date Tenant

Date Tenant