

LEASE ADDENDUM FOR CRIME-FREE HOUSING

1. The Unit Owner, Tenant, any member of the occupant's household, or a guest or other person under the Owner or Tenant's control, shall not engage in or facilitate criminal activity on or near the property, including, but not limited to, violent criminal activity or drug related criminal activity.
2. The occupant or any member of the occupant's household shall 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.
3. "Violent criminal activity" means any felonious 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 or 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).
5. One or more violations of Section 1 or Section 2 of this Lease Addendum constitutes a substantial violation of the Lease and a material noncompliance with the Lease. Any such violation is 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 the 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, dated _____ and effective immediately.

Landlord/Unit Owner

Date

Tenant(s)

Date

Tenant(s)

Date