## **COLLINSVILLE CRIME FREE LEASE ADDENDUM**

as		newal of a lease of the dwelling unit identified  Manager or Owner				
and Ro	esident agree as follows:					
	ent, any member(s) of the residenthe resident, at or near the resident	t's household, a guest, or any other person affiliated t premises:				
1.	the said premises. "Drug related distribution, use, or possession	ivity, including drug-related criminal activity, on or near d criminal activity" means the illegal manufacture, sale, with intent to manufacture, sell, distribute, or use an as defined in the Controlled Substance Act).				
2.		nded to facilitate criminal activity.				
3. 4.	<ol> <li>Will not permit the dwelling unit to be used for or to facilitate criminal activity.</li> <li>Shall not engage in any illegal activity, including but not limited to prostitution, criminal street gang activity, threatening or intimidating, assault, unlawful discharge of a weapon on or near the dwelling unit premises or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.</li> </ol>					
5.	Shall not engage in unlawful manufacturing, selling, using, storing, keeping, or giving of an illegal or controlled substance at any locations, whether on or near dwelling unit premises.					
	<ol> <li>Criminal activity is defined by Illinois Criminal Statue and Collinsville City Ordinance.</li> <li>Violation of the above provisions shall be a material and irreparable violation of the lease and good cause for immediate termination of tenancy. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.</li> </ol>					
8.	3. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.					
9.	<u>-</u>	orated into the lease executed or renewed this day				
Resident Signature		Date				
Reside	ent Signature	Date				

Date

Property Manager's Signature

Have you or anyone, regardless of age, who will be residing with you ever:

	YES ( ) ( ) ( ) ( ) ( ) ( ) ( ) ( )	NO ( ) ( ) ( ) ( ) ( ) ( ) ( )
Please explain all YES answers in detail including what happened, when, where, ar	nd the	results.

## 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.

*	um is incorporate	d into the Lease between the Landlord and the and effective immediately.	
Landlord/Unit Owner	Date	Tenant(s)	Date
		Tenant(s)	Date