

LEASE ADDENDUM FOR CRIME-FREE / DRUG-FREE HOUSING

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease and herein being (property name and address below)

_____, Unit# _____.

**“In addition to all other terms of this lease, Landlord and Tenant agree as follows:”
The tenant, any member of the tenant’s household, any guest or any other person or persons associated with the tenant or his or her household,**

1. Shall not engage in any criminal activity or violation of municipal codes or ordinances or any other violations of local, state or federal law on or near the rental unit, common areas or appurtenances;
2. Shall not engage in any act intended to facilitate any violation of local municipal ordinances or codes or any other violations as defined by local state or federal law and/or obstruction or resistance of law enforcement efforts against criminal activity on or near the rental unit, common areas or appurtenances;
3. Shall not permit on or near the rental unit, common areas or appurtenances to be used for or to facilitate any violations of local municipal ordinances or codes or any other violations of local, state or federal law.
4. Should the tenant, any member of the tenant’s household, any guest or any other person or persons associated with the tenant, or his/her household, violate any provisions stated herein on or near the rental unit, common areas or appurtenances, such a violation shall constitute a material noncompliance with the lease and shall further constitute grounds for termination of tenancy and eviction
5. Violation of any 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 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. Proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence. The tenant understands and agrees that an arrest for a described violation or criminal activity shall be sufficient evidence of a violation and grounds for termination of tenant’s tenancy and occupancy.
6. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

This lease addendum is incorporated into the lease executed or renewed this _____ day of _____, 20____, between Owner/Manager and Resident/Tenant.

Management _____
(Resident/Tenant)

By: _____ (Resident/Tenant)

Date Signed: _____ Date Signed: _____