

**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, Owner and Resident agree as follows:**

**Crime Free/Drug Free.**

1. Resident, any members of the resident's household or a guest or other person under the resident's control shall not engage in illegal activity, including drug-related illegal activity, on or near the said premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act [21 U.S.C. 802]) or possession of drug paraphernalia.
2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate illegal activity, including drug-related illegal activity, on or near the said premises.
3. Resident or members of the household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related illegal activity, regardless of whether the individual engaging in such activity is a member of the household.
4. Resident or members of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any locations, whether on or near the dwelling unit premises or otherwise.

VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. *A single violation of any of the provisions of this agreement shall be deemed a serious violation and material non-compliance with the lease.*

**Disorderly Conduct.**

1. Resident, members of the resident's household, guests, or other persons under the resident's control shall not engage in the following Disorderly Conduct activities: violations of state law relating to alcoholic beverages, trespassing or disorderly conduct; violations of the Wayzata City Code; violations listed in Section 815.19 of the Rental Dwelling License Ordinance.
2. THREE DISORDERLY CONDUCT VIOLATIONS INVOLVING THE SAME TENANCY WITHIN A CONTINUOUS TWELVE MONTH PERIOD SHALL BE SUBSTANTIAL AND MATERIAL VIOLATION TO THE LEASE AND GOOD CAUSE FOR TERMINATION OF THE TENANCY.

**Non-exclusive Remedies.**

The Crime Free/Drug Free and Disorderly Conduct provisions are in addition to all other terms of the lease and do not limit or replace and other provisions.

**Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.**

This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

**Management**

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Resident(s) acknowledge receipt of this addendum by signature of this document.

By: \_\_\_\_\_

\_\_\_\_\_ (Resident)

\_\_\_\_\_ (Resident)

Date Signed: \_\_\_\_\_

\_\_\_\_\_ (Resident)

Date Signed: \_\_\_\_\_