

## RENTAL AGREEMENT ADDENDUM FOR CRIME-FREE HOUSING

This agreement is an Addendum and part of the Rental Agreement dated \_\_\_\_\_  
between Management/Landlord and Resident with reference to the property located at: \_\_\_\_\_

In consideration of the execution or renewal of a Rental Agreement of the dwelling unit identified herein, Owner and Resident agree as follows:

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 rental premises. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use a controlled substance or the 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 rental premises.
3. Resident or members of the household, or any guest or other person under Resident's control, will not permit the rental premises 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 or a guest.
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 rental dwelling unit premises or otherwise.
5. Resident, any member of the resident's household, or a guest or other person under the resident's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, intimidation, or any breach of the Rental Agreement that otherwise jeopardizes the health, safety or welfare of the landlord, its agents or tenants.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE RENTAL AGREEMENT 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 material non-compliance with the Rental Agreement.

It is understood and agreed that a single violation shall be good cause for termination of the Rental Agreement. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.

7. In case of conflict between the provisions of this Addendum and any other provisions of the Rental Agreement, the provisions of the Addendum shall govern.

MANAGEMENT/LANDLORD

\_\_\_\_\_  
Resident

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

\_\_\_\_\_  
Resident

Dated: \_\_\_\_\_

\_\_\_\_\_  
Resident

Dated: \_\_\_\_\_

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