

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the residential dwelling unit dated ____ / ____ / ____, Address/Unit# _____, Owner and Resident agree as follows:

- 1. **DEFINITIONS:** "Owner" designates the rental property owner, property manager or duly authorized agent, responsible for Landlord duties under this agreement. "Resident" designates the resident, any members of resident's household, guest(s) or other person(s) under resident's control, responsible for Tenant duties under this agreement.
- 2. **SCOPE:** Resident shall not engage in criminal activity, including drug-related criminal activity, on or near the said dwelling unit. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance.
- 3. **GUESTS:** Resident shall not engage in any act intended to facilitate criminal activity including drug-related criminal activity, on or near said dwelling unit.
- 4. **DWELLING UNIT RESPONSIBILITY:** Resident will not permit the dwelling unit to be used for, or to enable criminal activity in, on, or around this specific unit, including drug-related criminal activity.
- 5. **PROXIMITY TO THE DWELLING UNIT:** Resident shall not engage in the unlawful manufacturing, selling, distributing, storing, keeping, or giving of a controlled substance, at any location at or near the dwelling unit.
- 6. **CRIMINAL ACTIVITIES PROHIBITED:** Resident shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms on or near the dwelling unit, or any breach of the lease agreement that otherwise jeopardizes the health, welfare, or safety of the Owner, the Owner's Agent, or any other Resident involving imminent or actual serious property damage.
- 7. **VIOLATIONS: A VIOLATION OF THE PROVISIONS CONTAINED HEREIN SHALL BE DEEMED A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND AS 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, irreparable action of 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 criminal conviction but shall be by a preponderance of the evidence.
- 8. **ADDENDUM SHALL SUPERSEDE LEASE:** In the case of conflict between the provision of this addendum and any other provisions of the lease, the provisions of this addendum shall supersede.
- 9. **INCLUSION IN LEASE:** This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Dated by Resident on _____, 20__.

Resident _____

Resident _____

Resident _____

Resident _____

Owner/Manager/Agent Title

Owner/Manager/Agent Title

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