



LEASE ADDENDUM FOR DRUG FREE HOUSING

In consideration of the execution of a lease of the dwelling unit identified in the lease Owner/ Representative and Resident agree as follows:

1. Resident, any member of resident’s household, or a guest or other person under the resident’s control shall not engage in criminal activity including drug-related criminal activity on or near the premises. “Drug-related criminal activity” means the illegal manufacture, sales, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance as defined in section 102 of the Controlled Substance Act (21 U.s.c 802).
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 criminal activity, including drug-related criminal activity, on or near property premises.
3. Resident or any member of the resident’s household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident, any member of the resident’s household will not engage in the manufacture, sale, possession, or distribution of illegal drugs at any location, whether on or off the property premises.
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, on or near property premises.
6. Violation of the above provisions shall be a material violation of the lease and good cause for termination of the tenancy. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for 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.
7. In case of conflict between the provision of this addendum and any other provision of the lease, the provision of this addendum shall govern.
8. This lease Addendum is incorporated into the lease executed this day between Owner/ Representative and Resident.

Owner/Representative Date

Resident Date

Resident Date

Resident Date