



Crime Free Lease Addendum

Carrollton Township

In consideration of the execution or renewal of a dwelling unit identified in the lease, Resident and Owner/Manager agree as follows:

1. Resident, any members of the resident’s household, any guest or other person under the resident’s control shall not engage in any criminal activity, including drug-related criminal activity, on or near said premises. “Drug-related criminal activity” means the illegal manufacture, sale, distribution, or use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any members of the resident’s household, any 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 the said premise.
3. Resident or members of the household shall not permit the residential unity to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaged in such activity is a member of the household or a guest.
4. Resident, any members of the resident’s household, or guest or another person under the resident’s control shall not engage in any illegal activity including prostitution, criminal street gang activity, threatening, intimidating or stalking, assault, the unlawful discharge of firearms, on or near residential rental unity premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.

Violation of the above provisions shall be material and irreparable violation of the lease and good cause for immediate termination of tenancy. A single violation of any of the provision of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Unless otherwise provided by law, proof of a violation shall not require a criminal conviction, but shall be by a substantial evidence of the type reasonably relied upon by property managers in the usual and regular course of business.

In the case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.

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

Resident Signature _____ **Date** _____

Resident Signature _____ **Date** _____

Owner/Manager _____ **Date** _____

Address _____