

# CRIME FREE LEASE ADDENDUM

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

1. Tenant, any members of tenant's household or a guest or other person under the tenant's control shall not engage in any criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute or use of a controlled substance (as defined in Section 102 of the Controlled Substances Act 21U.S.C. 802).
2. Tenant, any member of the tenant's household or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Tenant or members of the household will not permit the dwelling unit to be used for, or to facilitate any 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. Tenant, any member of the tenant's household or a guest, or another person under the tenant's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in UC 58-37-2, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Tenant, any member of the tenant's household or a guest, or another person under the tenant's control shall not engage in any illegal activity, including but not limited to prostitution, as defined in UC 76-10-1302, riotous activity as defined in UC 76-9-101, threatening or intimidating as prohibited in UC 76-5-107, 76-10-506, and 76-5-106, assault as prohibited in UC 76-5-102, including but not limited to the unlawful discharge of firearms, on or near the dwelling unit 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, as defined in UC 76-6-106.
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this added addendum or any other provision of the lease 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 under UC 57-22-5. 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 provisions of this addendum and any other provisions of this lease, the provisions of the addendum shall govern.
8. This **LEASE ADDENDUM** is incorporated into the lease executed or renewed this day between Owner and Resident.

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Tenant Signature

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Date

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Tenant Signature

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Date

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Tenant Signature

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Date

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Tenant Signature

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Date

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Owner/Agent/Property Manager Signature

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Date