



LEASE ADDENDUM FOR DRUG FREE HOUSING

1. The tenant, any member of the tenant's household or a guest or other person under the tenant's control shall not engage in or facilitate criminal activity on or near the community, including but not limited to, violent criminal activity or drug related criminal activity.
2. The tenant or any member of the tenant's household shall not permit the dwelling unit to be used for, or to facilitate, criminal activity including but not limited to, violent criminal activity or drug related activity.
3. Violent criminal activity means any felonious criminal activity that has as one of its elements the use, attempted use, or threatened use of physical force against the person or property of another.
4. Drug related criminal activity means the illegal manufacture, sale, distribution or use, of a controlled substance (as defined in section 102 of the control substance act (21 U.S.C. 802)).
5. One or more violations of Section 1 of Section 2 of this lease addendum constitute a substantial violation of the lease and a material noncompliance with the lease. Any such violation is grounds for termination of tenancy and eviction from the unit.
6. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.
7. In case of any conflict between the provisions of the lease addendum and any other provisions of the lease, the provisions of the lease addendum shall govern.
8. This lease addendum is incorporated into the lease between the Management and the tenant, dated _____.

Management Company

Resident

Manager

Resident