

CRIME FREE ADDENDUM TO LEASE AGREEMENT



1. Being members of any chapter of the International Crime Free Association does not mean that the participating community is free of
2. crime. However, in an effort to detect criminal activity at the community, this Crime Free addendum is a necessary and crucial element
3. of the lease. Tenant hereby agrees to live crime free and insure that Tenant's guests and invitees live crime free, on and off the
4. property.

5. Tenant understands that crime can and does occur in every segment of life as well as in every apartment community and neighborhood,
6. regardless of the location. No property can or should be considered totally safe and free from crime regardless of the measures taken
7. to the contrary. Hence, Landlord/Manager does not, and cannot, in any way warrant or guarantee Tenant, Tenant's occupants, Tenant's
8. guests, or Tenant's invitee's safety or security at, on, near or off the community property. Tenant understands that the safety of Tenant
9. and Tenant's household is Tenant's responsibility and not the responsibility of the community, or Landlord/manager's staff.

10. Therefore as part of the consideration for the execution or renewal of a lease, Tenant agrees as follows:

11. A. Tenant, Tenant's occupants, and Tenant's and occupant's guests and invitees shall not engage in any criminal activity, on or off the
12. leased premises.

13. B. Tenant, Tenant's occupants, and Tenant's and occupant's guests and invitees shall not engage in any act that is intended to or
14. actually facilitates any criminal activity, on or off of the leased premises and common ground.

15. C. Tenant, Tenant's occupants, and Tenant's and occupant's guests and invitees shall not permit the dwelling unit, leased
16. premises or common ground to be used for any criminal activity.

17. D. Tenant, Tenant's occupants, and Tenant's and occupant's guests and invitees shall not engage in any act of violence or threat
18. of violence, including, but not limited to, the unlawful display or discharge of a firearm, a racial slur, a hate crime, or any property
19. damage on or off of the leased premises.

20. E. Tenant, Tenant's occupants, and Tenant's and occupant's guests and invitees agree and understand that management
21. cooperates with law enforcement agencies by allowing management to release any information contained in management's file
22. regarding Tenant and Tenant's occupants to any law enforcement agency upon request. Tenant agrees that landlord/manager may
23. use any police generated report as direct evidence without objection in any court action, including but not limited to eviction.

24. **F. VIOLATION OF THE ABOVE PROVISIONS IS A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD
25. CAUSE FOR IMMEDIATE TERMINATION OF TENANCY**

26. A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable violation and
27. noncompliance of the lease, regardless of whether or not Tenant has any knowledge of the violation by an occupant, guest or invitee
28. and regardless of whether on or off the property. It is understood and agreed that a single violation shall be good cause for immediate
29. termination of the lease. Proof of the violation shall not require criminal conviction, but shall require only a preponderance of the
30. evidence.

31. G. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum
32. shall govern. This Lease Addendum is incorporated into the lease or renewal thereof, executed or renewed at any time between
33. Landlord/Manager and Tenant/Lessee.

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35.

36. _____
Tenant's Signature MO/DA/YR

Tenant's Signature MO/DA/YR

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38.

39. _____
Landlord's Signature MO/DA/YR

Landlord's Signature MO/DA/YR

Property Address :