



LEASE ADDENDUM FOR DRUG-FREE HOUSING

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

1. Resident, any member of the 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 community premises. “Drug-related criminal 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 (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 an act intended to facilitate criminal activity, including drug-related criminal activity, on or near the community premises.
3. Resident or member of the 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 or other member of the resident’s household will not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near the community premises or otherwise.
5. Resident, any member of the resident’s household, or a guest or other person under 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 the community premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF 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.
7. In case of conflict between the provision of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

Date

Resident:

Date

Resident:

Date

Landlord (or Landlord’s Agent)
Dan Brinkman
DSI Real Estate Group, Inc.