

CRIME FREE MULTI-HOUSING LEASE ADDENDUM

Owner and Resident agree as follows:

1. Resident, agrees that resident, members of the resident’s household, guest(s) or other person(s) under the resident’s control shall not engage in criminal activity, including drug-related criminal activity, on or off said premises. Drug-related criminal activity means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance.
2. Resident, agrees that resident, members of the resident’s household, guest(s), or other person(s) under the resident’s control, shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near said premises.
3. Resident, agrees that resident, members of the household, guest(s), or other person(s) under the residents control, shall not permit the dwelling unit to be used for or 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(s).
4. Resident, agrees the resident, members of the resident’s household, guest(s) or other person(s) under the residents control, shall not engage in criminal or drug-related activity, whether on or near the dwelling unit premises or otherwise.
5. Resident, agrees that resident, members of the resident’s household, guest(s) or other person(s) under the 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 dwelling unit premises.
6. Resident understands that the owner will post the property with appropriate signs. Each entrance to parking lots available to use by the public will be posted with permanently lettered, clearly legible signs stating, “Residents and Authorized Guests in the company of a resident only7 All Ordinances, including traffic ordinances, of the City of Topeka and State traffic laws enforced on this property. Violators will be prosecuted for criminal trespass. Speed limit 12 miles per hour.” Resident understands that any person not listed on the resident list, or guest(s) not in the immediate accompaniment of the resident, will be asked by a police officer to leave. If that person does not leave within a reasonable amount of time, the person shall be cited or arrested for criminal trespass.
7. **VIOLATION OF ANY OF THE ABOVE PROVISIONS (except minor traffic infractions) 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 material non-compliance with the lease, **AS PROVIDED FOR BY AND AMENDMENTS THERETO.** 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, but shall be by a preponderance of the evidence.
8. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
9. This LEASE ADDENDUM is incorporated into the lease dated _____20___, between Owner and Resident.

_____ Dated _____, 20__

_____ Dated _____, 20__