

## CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of the Rental Agreement for dwelling unit identified in the Rental Agreement, Management and Resident agree to the following:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident at or near the resident's premises:

1. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug related criminal activity" means the illegal manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 or the Controlled Substance Act (21 USC 8802).
2. Shall not engage in any act intended to facilitate criminal activity
3. will not permit the apartment to be used for, or to facilitate criminal activity
4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance as defined in ARS 13-3451, at any location, whether on or near the dwelling unit premises
5. Shall not engage in any illegal activity, including but not limited to prostitution as defined in ARS 13-3211, criminal street gang activity as defined in ARS 13-105 and 13-2308, threatening or intimidating as prohibited in ARS 13-1202, assault as prohibited in ARS 13-1203 including but not limited to the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the Rental Agreement that otherwise jeopardizes the health, safety, and welfare to the landlord, his agent or other resident, or involving imminent or actual serious property damage, as defined in ARS 13-1368
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination fo the Rental Agreement under ARS 13-1377, as provided in ARS 13-1368. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the Rental Agreement, the provisions of the addendum shall govern.
8. The Addendum is incorporated into the Rental Agreement executed or renewed this day between Management and Resident.

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Resident

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Manager/Agent for Owner

\_\_\_\_\_  
Date