

CRIME FREE LEASE ADDENDUM

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

15. Resident, any members of the resident's household or a guest or other persons under the resident's control shall not engage in criminal activity, including drug-related criminal activity, on or about the said premises. "Drug-related criminal activity" means the illegal manufacturing, 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 Substance Act")
16. Resident, any member of the resident's household or a guest or other persons under residents control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or about the said premises.
17. Resident or members of the household will not permit the dwelling 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 guest.
18. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance as defined in A.R.S 13-1202, whether on or about the dwelling unit or premises.
19. Resident, any member of the resident's household, or guest or another person under the resident's control shall not engage in any illegal activity, including prostitution as set forth in A.R.S. 13-3211, criminal street gang activity as set forth in A.R.S. 13-105 and A.R.S. 13-2308, threatening or intimidating activity as set forth in A.R.S 13-12-2, assault as set forth in A.R.S. 13-1203, or the unlawful discharge of firearms, on or about the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord his agent or other tenant or involving imminent serious property damage, as set forth in A.R.S. 33-1368
20. **Violation of the above provisions shall be material and irreparable violation of the lease and good cause for termination of tenancy.** A single violation of any provisions of this added addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease as set forth under A.R.S. 33-2377, and in A.R.S. 33-2368. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.
21. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
22. This **LEASE ADDENDUM** is incorporated into the lease executed or renewed this day between Owner and Resident

Resident Signature _____

Date _____.

As Agent for Owner _____

Date _____.