

Drug and Crime Free Housing Addendum



1. ADDENDUM. For mutual and proper consideration, the receipt of which is acknowledged by all of the undersigned parties to this document, this document shall serve as an addendum ("the Addendum") to the residential lease contract (the "Lease") between

_____, **Mobile Home Rentals Inc.**

as **Lessor** (hereinafter referred to as "We" or "Us" or in similar possessive forms) and

Lessee: _____

Lessee: _____

Lessee: _____

Lessee: _____

as Lessee(s) (hereinafter referred to as "You" or in similar possessive forms) for the rental of real property located at a street address of:

Address of Leased Property: _____ -

2. The tenant, any member of the Tenant's household, or a guest or the other person under the Tenant's control shall not engage in or facilitate criminal activity on or near the property, including but not limited to, violent criminal activity or drug related criminal activity.

3. The tenant or any member of the Tenant's household shall not permit the dwelling to be used for, or to facilitate criminal activity, including, but not limited to, violent criminal activity or drug related activity.

4. "Violent criminal activity" means any felonious criminal activity that has as one of its elements, the use, attempted use or threatened use of physical force against the person or property of another.

5. "Drug related criminal activity" means the illegal manufacture, sale, distribution, or use or possession with the intent to manufacture, sell, distribute or use a controlled substance (as defined in Section 102 of the Controlled Substances Act {(21 U.S.C. 802)})*

6. One or more violations of Section 1 of this Lease Addendum constitutes a substantial violation of the Lease Contract and material noncompliance with the Lease. Any such violation is grounds for termination of tenancy and eviction from the unit.

7. Proof of violation shall be by a preponderance of the evidence, unless otherwise provided by law.

8. In case of any conflict between the provisions of this Lease Addendum and any other provisions of this Lease Contract, the provisions of this Lease Addendum shall govern.

9. This Lease Addendum is incorporated in the lease contract between the Landlord and Tenant.

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessor:

Lessor or its Authorized Agent: _____ Date: _____