

CRIME-FREE LEASE AGREEMENT

In consideration of the execution or renewal of a lease for the rental dwelling unit identified in the lease, Landlord (or Landlord's agent) and Resident agree as follows:

1. Criminal Activity by Resident and Resident's Guests Banned

Resident, members of Resident's household, Resident's occupants, Resident's guests, Resident's invitees, or any other person who is living in, visiting, inhabiting, dwelling in, staying at, or frequenting the Resident's rental dwelling unit or is given access to Resident's rental dwelling unit by Resident, members of Resident's household, or Resident's occupants, or who is on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by Resident, members of Resident's household, or Resident's occupants, shall not engage, or in any way be involved, in any criminal activity in, on, or near the rental dwelling unit or common area; and in the case of Resident, members of Resident's household, or Resident's occupants, in, at, on, or near the rental dwelling unit or common area, nor even off the property.

2. Facilitation of Criminal Activity Banned

Resident, members of Resident's household, Resident's occupants, Resident's guests, Resident's invitees, or any other person who is living in, visiting, inhabiting, dwelling in, staying at, or frequenting the Resident's rental dwelling unit or is given access to Resident's rental dwelling unit by Resident, members of Resident's household, or Resident's occupants, or who is on the common grounds or any other person in the rental dwelling unit or on the common grounds invited there in any way by Resident, members of Resident's household, or Resident's occupants, shall not engage in any act intended to facilitate or that does facilitate criminal activity, including drug-related criminal activity, in, on, or near the rental dwelling unit or common area; and in the case of Resident, members of Resident's household, or Resident's occupants, in, at, on, or near the rental dwelling unit or common area, nor even off the property.

3. Use of Apartment for Criminal Activity Banned

Resident, members of Resident's household, Resident's occupants, Resident's guests, Resident's invitees, or any other person who is living in, visiting, inhabiting, dwelling in, staying at, or frequenting the Resident's rental dwelling unit or is given access to Resident's rental dwelling unit by Resident, members of Resident's household, or Resident's occupants, or who is on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by Resident, members of the Resident's household, or Resident's occupants, shall not permit the rental dwelling unit to be used for any criminal activity, including drug-related criminal activity, regardless of whether the individual engaged in such activity is a member of the household, an occupant, guest, or invitee, and regardless of whether Resident is at home during any such offenses.

4. Drug-Related Activity Banned

Resident, members of the Resident's household, Resident's occupants, Resident's guests, Resident's invitees, or any other person who is living in, visiting, inhabiting, dwelling in, staying at, or frequenting the Resident's rental dwelling unit or is given access to Resident's rental dwelling unit by Resident, members of Resident's household, or Resident's occupants, or who is on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by Resident, members of Resident's household, or Resident's occupants, shall not engage in drug-related criminal activity. 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 may be defined by Federal, State, and Local laws at any location, whether in, at, on, or near the rental dwelling unit or common area; and in the case of Resident,

Initials of Residents _____, _____, _____, _____

members of Resident's household, or Resident's occupants, in, at, on, or near the rental dwelling unit or common area, nor even off the property.

5. All Criminal Activity Banned

Resident, members of the Resident's household, Resident's occupants, Resident's guests, Resident's invitees, or any other person who is living in, visiting, inhabiting, dwelling in, staying at, or frequenting the Resident's rental dwelling unit or is given access to Resident's rental dwelling unit by Resident, members of Resident's household, or Resident's occupants, or who is on the common grounds, or any other person in the rental dwelling unit or on the common grounds invited there in any way by Resident, members of Resident's household, or Resident's occupants, shall not engage in any criminal activity INCLUDING, BUT NOT LIMITED TO, prostitution as defined by State or Local law, criminal street gang activity as defined by State or Local law, threatening or intimidating as defined by State or Local law, assault as defined by State or Local law, the unlawful discharge of firearms on or near the rental dwelling unit or common grounds, or any other breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the Owner, his agent, or other residents, or involving imminent or actual serious property damage as defined by State or Local law.

6. Violation Will Result in Lease Termination

VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any provision of this agreement shall be deemed a serious violation and a material and irreparable noncompliance. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

7. Agreement Supersedes Lease

In case of conflict between the provisions of this agreement and any other provisions of the lease, the provisions of this agreement shall govern.

8. Agreement is Incorporated into Lease

This CRIME-FREE LEASE AGREEMENT is incorporated into the lease executed or renewed on the date below between Owner and Resident.

Acknowledgement of receipt of the form is notated by initials at the bottom of each page.

Initials of Residents _____, _____, _____, _____