

POLICIES AGAINST CRIMINAL ACTIVITY

THIS Agreement is an Addendum to and part of the Rental Agreement dated _____ between
 Landlord _____ and Resident _____
 for the property located at: _____

IN CONSIDERATION of their mutual promises, Landlord and Resident agree as follows:

1. Resident, any member of Resident's household, or any guest or other person under Resident's control, shall not engage in criminal activity, including but not limited to drug-related criminal activity, on or near the said premises. "Drug-related activity" means the illegal manufacture, sale, distribution, use or possession with intent to manufacture, sell, distribute, or use a controlled substance.
2. Resident, any member of Resident's household, or any guest or other person under 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, any member of Resident's household, or any guest or other person under Resident's control, will not permit the dwelling unit to be used for or to facilitate criminal activity, including but not limited to drug related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Resident, any member of Resident's household, or any guest or other person under Resident's control, shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance at any location, whether on or near the dwelling unit premises or otherwise.
5. Resident, any member of Resident's household, or any guest or other person under Resident's control, shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating assault, 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/or welfare of the Landlord, his agent, or other Residents, or involving imminent serious property damage.
6. **VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any provisions of the 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 of the tenancy. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by 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.

The undersigned Resident(s) acknowledge having read and understood the foregoing, and receipt of a duplicate original

Resident	Date	Resident	Date
Resident	Date	Resident	Date
Resident	Date	Resident	Date
Landlord		Landlord's Agent	Date

UNAUTHORIZED USE PROHIBITED
 For Members Only
 Apartment Association,
 California Southern Cities
 Approved Form #F21 – 2/16

