

Hinez Property Management, LLC.

CRIME FREE ADDENDUM

This addendum is a part of the Lease Agreement dated: _____

THIS ADDENDUM is entered into by and between HINEZ PROPERTY MANAGEMENT, LLC. "Owner/Agent"
and _____, "TENANT"

Tenant is renting from Owner/Agent the premises located at:

_____ Unit # (if applicable) _____

This addendum shall be and is incorporated into the Rental Agreement/Lease between Owner/Agent and Residents/Lessee(s).

In consideration of the execution or renewal of a Lease of the dwelling unit identified in the Lease, LESSOR and LESSEE(S) agree as follows:

1. LESSEE(S), any members of the LESSEE(S) household or a guest or other person under the LESSEE(S) control 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, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. LESSEE(S), any member of the LESSEE(S) household or a guest or other person under the LESSEE(S) control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. LESSEE(S), or members of the household, will not permit the dwelling unit 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 a guest.
4. LESSEE(S), any member of the LESSEE(S) household or a guest, or another person under the LESSEE(S) control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any location(s), whether on or near the dwelling unit premises or otherwise.
5. LESSEE(S), any member of the LESSEE(S) household, or guest or another person under the LESSEE(S) control, shall not engage in any criminal activity, including prostitution, criminal street gang activity, threatening or intimidating, or assaulting behavior, including but not limited to, the unlawful discharge of firearms, on or near the dwelling unit premises, or any breach of the Lease agreement that otherwise jeopardizes the health, safety and welfare of the LESSOR, his agent or other LESSEE(S) or involving imminent or actual serious property damage.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE 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 material non-compliance with the Lease.*
7. **It is understood and agreed that a single violation shall be good cause for termination of the Lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the**

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preponderance of the evidence.

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

9. This LEASE ADDENDUM is incorporated into the Lease executed or renewed this day between LESSOR and LESSEE(S).

By signing below, the undersigned Tenant(s) agree and acknowledge having read and understood this addendum.

Landlord/Manager Signature Date
Hinez Property Management, LLC.

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Signature Date

Tenant/Lessee Signature Date

Tenant Print Name

Tenant Print Name