

**CRIME FREE**  
**MULTIPLE-FAMILY RENTAL-HOUSING PROGRAM**  
**LEASE OR RENTAL AGREEMENT ADDENDUM**

In the consideration of the execution or renewal of a lease or rental agreement for the dwelling unit or mobile home space identified in the lease or rental agreement, Owner and Resident agree as follows:

1. Resident, any member of the resident's household, or a guest or other person under the resident'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 a controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)).

2. Resident, any member of the resident's household, or a guest or other person under the resident'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. Resident, or any member of the resident's 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. 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 Section 11007 of the California Health & Safety Code), at any location, whether in or near the dwelling unit premises or otherwise.

5. Resident, any member of the resident's household, or a guest or another person under the resident's control, shall not engage in any illegal activity, including prostitution, criminal street gang activity (as defined in Section 186.22 of the California Penal Code), 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 lease or rental agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenants or involving imminent or actual serious property damage.

6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE OR RENTAL AGREEMENT AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY.** A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance of the lease or rental agreement. It is understood that a single violation shall be good cause for termination of the lease or rental agreement. Unless otherwise provided 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 lease or rental agreement, the provisions of the addendum shall govern.

8. This **LEASE OR RENTAL AGREEMENT ADDENDUM** is hereby incorporated into the lease or rental agreement executed or renewed this day between Owner and Resident.

_____	_____
Resident's Signature	Date
_____	_____
Resident's Signature	Date
_____	_____
Owner's (or Manager's) Signature	Date