Crime Free Lease Addendum

In consideration of the execution or renewal of a dwelling unit identified in the lease, Resident and Owner/Manager agree as follows:

1. Resident, any members of the resident's household, any guest or other person under the resident's control shall not engage in any criminal activity, including drug-related criminal activity, on the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, or use of a controlled substance or the possession with intent to manufacture, sell, distribute, or use of a controlled substance.
2. Resident, any members of the resident's household, any 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.
3. Resident or any members of the resident's household shall not permit the dwelling unit to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaged in such activity is a member of the household or a guest.
4. Resident, any members of the resident's household, any guest or other person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any location within the non-owner occupied dwelling.
5. Resident, any members of the resident's household, any guest or other person under the resident's control shall not engage in any illegal activity including: prostitution; criminal gang activity; assaultive, threatening, or intimidating behavior, including but not limited to the unlawful discharge of firearms on or near the dwelling unit; serious property damage; any behavior that otherwise jeopardizes the health, safety, and/or welfare of the property owner, property management or their employees, or any other resident or guest.
6. **VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF THE LEASE AND TENANCY.** It is understood and agreed that a single violation of any provision of this addendum shall be deemed a serious violation and a material and irreparable noncompliance and shall result in the immediate termination of the lease. Unless otherwise provided by law, proof of a violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
7. In the case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between the Owner, or Owner's Agent, and the Resident.

Resident Signature _____ **Date** _____

Resident Signature _____ **Date** _____

Owner/Manager _____ **Date** _____

Notice: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the **Truth in Renting Act**. If you have a question about the interpretation or legality of a provision of this agreement, you may seek assistance from a lawyer or other qualified person.