



ILLEGAL ACTIVITY ADDENDUM

Property Address: _____ Unit: _____
City: _____ State: _____ Zip: _____

This addendum is made part of the rental/lease agreement for the premises identified above. The resident(s) and the landlord/property owner/property manager agree as follows:

- 1. The resident or someone the resident(s) control (member of the resident’s household, guests, or persons invited to the property by the resident(s) shall not engage in criminal activity, including illegal drug activity on or near the property and shall not engage in any activity that constitutes a threat to people or property on or near the premises.

By applicable law, the landlord, after 24-hours written notice specifying the causes, may immediately terminate the rental agreement in any of the following situations:

- a. The resident, someone in the resident’s control or the resident’s pet, seriously threatens immediately to inflict personal injury, or inflicts any substantial personal injury, upon the landlord or other residents; or the resident, someone in the resident’s control or the resident’s pet, inflicts substantial personal injury upon a neighbor living in the immediate vicinity of the premises or upon a person other than the resident on the premises with permission of the landlord or another resident;
- b. The resident or someone in the resident’s control intentionally inflicts any substantial damage to the premises;
- c. The resident or someone in the resident’s control commits any act which is outrageous in the extreme. An “act outrageous in the extreme” includes, but is not limited to the following act which the resident or person in the resident’s control has in fact committed on the premises or in the immediate vicinity of the premises (Prostitution or promotion of prostitution; manufacture, delivery or possession of controlled substances; Intimidation, including the act of seriously threatening, or physically harming people or property out of a perception regarding a person’s race, color, religion, national origin, or sexual orientation; or Burglary).

- 2. The resident and other persons on the premises with the consent of the resident shall conduct themselves in a manner that will not disturb the other resident’s peaceful enjoyment of the premises.
- 3. The landlord (owner, manager, associate) retains control over any common areas of the premises (as indicated above) for the purposes of enforcing state trespass laws and shall be the “person in charge”. Common areas are locations shared by residents, including but not limited to areas such as laundry rooms, courtyards, hallways between dwellings, entryways, parking lots, exercise rooms and pool areas.
- 4. In the case of conflict between the provisions of this addendum and any other provision of the rental agreement, the provisions of this addendum shall govern.

SIGNATURE OF ALL OCCUPANTS (RESIDENTS) 18 YEARS OF AGE AND OLDER AS DETERMINED BY THE RENTAL/LEASE AGREEMENT.

Signature (Resident) Date _____

Signature (Resident) Date _____

Signature (FASS Representative) Date _____