

Addendum #2, Spring Creek Apartments Crime Free Form

In consideration of the execution of a lease on an apartment identified in the lease, Landlord and Tenant(s) agree as follows:

1. Tenant(s), any members 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 of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).
2. Tenant(s), 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, but not limited to drug-related criminal activity, on or near the said premises.
3. Tenant(s) or members of the household shall not permit the apartment 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. Tenant(s), any member of the resident's household, or a guest or another person under the Tenant's control shall not engage in the unlawful manufacturing, selling, using storing, keeping or giving of a controlled substance at any locations, whether on or near the apartment premises or otherwise.
5. Tenant(s), any member of the resident's household, or a guest or another person under the resident's control, shall not engage in and/or facilitate any illegal activity, including but not limited to the following: Prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms on or near the apartment premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant 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 TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be good cause for immediate termination of the lease. There is no "good cause" requirement in Washington for lease terminations. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by preponderance of the evidence.
7. In case of conflict between the provisions of the addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This lease addendum is incorporated into the lease executed this day between Landlord and Tenant(s).

Landlord

By _____

Date _____

Tenant(s)

By _____

Date _____

By _____

Date _____

By _____

Date _____