



LEASE RIDER #3
LEASE ADDENDUM FOR DRUG-FREE HOUSING

1. Tenant any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near project premises. Drug-related criminal activity, nor the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use, of controlled substance (as defined in Section 102 of the Controlled Substance Act (21 U.S.C. 802)).
2. Tenant or members of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near project premises.
3. Tenant or members of the household will not permit the dwelling apartment 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. Tenant or member of the household will not engage in the manufacture, sale, or distribution of illegal drugs at any location whether on or near project premises or otherwise.
5. Tenant, any member if the tenant's household, or a guest or other person under the tenant's control shall not engage in acts of violence or threats of violence, including, but not limited to, the unlawful discharge of firearms, on or near property premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provision of this added addendum shall be deemed a serious violation and material noncompliance with the lease. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a professional preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provision of the lease or lease riders, the provision of this addendum shall govern. In case of conflict between provisions of this addendum and any other applicable federal, state or local statutes, regulations, and/or ordinances, such statutes, regulations and/or ordinances shall govern.
8. This lease Addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

I understand and agree that the terms of this Rider are incorporated into and are a part of my lease for the apartment located at: _____ Apartment # _____

Tenant

Date

Landlord

Date