

CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner (or Owner's agent or representative) and Resident agree as follows:

1. Tenant, any member of the Tenant's household, a guest or invitee in the unit or on the common ground, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage or in any way be involved in, any. criminal activity, including drug related criminal activity, on or near the said premises.** Criminal activity shall include, but is not limited to, drug-related criminal activity. "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 Illinois Compiled Statutes).
2. Tenant, any member of the Tenant's household, a guest, or invitee at the unit in the unit or on the common grounds, or any person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household **shall not engage in any act intended to facilitate or that does facilitate criminal activity,** including drug-related criminal activity, on or near the said property.
3. Tenant, and every member of the household **shall not permit the dwelling unit to be used for criminal activity, or to facilitate criminal activity,** in the unit or on the common grounds, including drug-related criminal activity, regardless of whether the individual engaging in such activities is a member of the household, a guest or invitee, and regardless of whether the Tenant is at home during any such offense.
4. Tenant, any member of the Tenant's household, a guest, or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage in the lawful manufacturing, selling, using, storing keeping, or giving of a controlled substance at any location whether in, at, on, or near the property.**
5. Tenant, any members of the Tenant's household, a guest, or invitee in the unit or on the common grounds, or any other person in the unit or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage in any illegal activity,** including **prostitution** as defined in the Illinois Compiled Statute, **criminal street gang activity** as defined in the Illinois Compiled Statute, **threatening** or **intimidating** as prohibited in the Illinois Compiled Statute **INCLUDING BUT LIMITED TO the unlawful discharge of**

firearms on or near the dwelling unit or common grounds, **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 damage** as defined in the Illinois Compiled Statue.

CRIME-FREE LEASE ADDENDUM- Continued

6. VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE

A

MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE

AND

GOOD CAUSE FOR TERMINATION OF THE TENANCY. A

single

violation of any of the provisions of this added addendum shall be deemed a

serious violation and material non-compliance with the lease. It is understood and

agreed that a **single violation** shall be good cause for

IMMEDIATE termination

of the lease under the Illinois Compiled Statute. Unless

otherwise provided by

law, proof of violation shall not require criminal conviction, BUT

SHALL BE BY

A PREPONDERANCE OF THE EVIDENCE. Tenant consents to

venue in any

justice court precinct with the county wherein the unit is located

in the event

Owner initiates legal action against the Tenant. Tenant hereby

waives any

objection to any venue chosen by owner.

Tenant agrees that service of process of any legal proceeding, including but not limited to, a special detainer or forcible detainer action, or service of any notice to Tenant, shall be effective and sufficient of purposes of providing legal service and conferring personal jurisdiction upon any Illinois court as to any tenant, co-singer, occupant or guarantor, if waived upon any occupant or other person of suitable age and discretion who is present at the premises and residing therein, notwithstanding the fact that a Tenant, co-singer, occupant or guarantor may reside at a different location other than the property address described in the lease agreement. This agreement regarding service is in addition to, and not in lieu of, any manner of service authorized under Illinois law or rule. By signing this lease the undersigned hereby waives any objection to service carried out under the terms of this agreement. This provision shall be effective for any extension, renewal or modification of the initial lease.

7. In case of conflict between the provisions of this addendum and any other provisions of the leases, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident's Signature

Owner's Signature

Resident's Signature

Resident's Signature

Property Address &
Unit #

Date