

## **Drug Free and Crime Free Rental Addendum**

It is agreed that Resident ( \_\_\_\_\_ )(name) in the execution or renewal of a lease of the property specified in said lease will abide by the following addendum. It is the intent of Landlord and Resident to provide a Crime and Drug Free residence.

All criminal activity is prohibited from the stated property. This shall include the area within the unit, around the unit, near the unit and any areas controlled by the landlord/owner. Criminal/drug related activity is prohibitive and is a breach of the lease agreement and is cause for termination of the tenancy.

A) Criminal activity definition shall include but is not limited to the following activities: criminal street gang activity(RCW 9A.84), Prostitution (RCW 9a.88)Assault (RCW9A36), Theft (RCW 9A.56), Assault (RCW 9A.44), Burglary (includes car prowling) (RCW 9A.40), unlawful use of a firearm (RCW 9.41),threatening others or intimidating others (RCW 9A.46) or any other violent and or physical nuisance behavior.

B) Drug related activity shall include but not limited to the following: the manufacturing, intent to manufacture, possession, and possession with intent to manufacture, distribution, storage, of a controlled substance. The same will be for the illegal use of prescription drugs for the intent to sell, possession and possession with intent to distribute. Also, drug-related criminal activity may also include the possession or storage of materials known as precursors that are used to manufacture or used in an attempt to manufacture illegal drugs.

C) Drug related criminal activity includes but is not limited to: any behavior which violates the Uniform Controlled Substance Act of Revised Code of Washington (RCW 69.41, 69.51,69.51A, 69.52) or the Federal Controlled Substance Act (21 USC 802).

D) Resident agrees that they are responsible for not only their own behavior but that of any member of the residents household, guest or any other person the resident has control over, or should reasonably have control over.

E) If any of these described persons commit a crime, attempt to commit a crime or help others commit a crime either within the residence or upon the property controlled by the landlord then is shall be a material violation of the rental agreement.

F) Any violation of any provision of this addendum shall be deemed a serious and material violation of the lease agreement and shall may cause the termination of the lease. A single violation can be grounds for the termination of the lease. The process for the termination and or eviction shall be controlled by the Revised Code of Washington (RCW).

This addendum is incorporated into the lease upon execution by the resident and landlord upon leasing of the dwelling or upon the renewal of the lease.

Resident's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Resident's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Owners/Manager's Signature: \_\_\_\_\_ Date: \_\_\_\_\_