

## **Crime Free Lease Addendum**

**Notice: Michigan law establishes rights and obligations for parties to rental agreements. This agreement is required to comply with the Truth in Renting Act. If you have a question about the interpretation or legality of a provision of this agreement, you may want to seek assistance from a lawyer or other qualified person.**

In consideration of the execution or renewal of a lease of a dwelling unit identified in the lease, Owner and resident agree as follows:

1. Resident, any members of the resident's household, guest or other person under the resident's control shall not engage in criminal activity, including drug-related criminal activity on 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.
2. Resident, any member of the resident's household, guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity.
3. Resident or member of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity, regardless of whether the individual engaged in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of a controlled substance at any location within the apartment complex.
5. Resident, any member of the residents household, guest or another person under the resident's control shall not engage in any illegal activity, including prostitution, criminal street gang activity, threatening or intimidating, assault, including but not limited to the unlawful discharge of firearms, within the apartment complex 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 serious property damage.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR THE TERMINATION OF TENANCY. A single violation of any provision of this addendum shall be deemed a serious violation and a material and irreparable noncompliance. It is understood that a single violation shall be a good cause for immediate termination of the lease.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE AGREEMENT is incorporated into the lease executed or renewed this day between Owner and Resident.

**Applicant Information:**

**Name:** SAMPLE SAMPLE

**Email:** sample@mail.gvsu

**Date of Birth:** 10/10/1995

**Phone:** (333) 555-1234

**Property:** Townhomes at Campus View

**Unit Type:** 4 Bedroom 2 Bath w/garage

**SAMPLE**