

CRIME FREE LEASE ADDENDUM

This Addendum is part of the Rental Agreement (the "Lease") dated _____ between the undersigned parties with reference to the property located at: _____.

In consideration of the execution or renewal of the Lease, the parties agree as follows:

- 1. Tenant, any members of Tenant's household, or a guest or other person under Tenant's control shall not engage in criminal activity, including drug-related criminal activity, on or near the rental premises.
2. 'Criminal activity' means acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, gambling, criminal street gang activity, intimidation, assault, or other criminal activity on or within 250 feet of the rental premises that jeopardizes the health, safety or welfare of the landlord, its agents, tenants or others. 'Drug-related criminal activity' means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell, distribute, or use a controlled substance as defined under local, Iowa or federal law, or the possession of drug paraphernalia.
3. Tenant, any member of Tenant's household, or a guest or other person under Tenant's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the rental premises.
4. Tenant, any members of Tenant's household, or a guest or other person under Tenant's control, will not permit the rental premises to be used for or to facilitate criminal activity, including drug-related criminal activity, regardless of whether such activity is done by a member of the household or a guest.
5. Tenant or members of the household will not engage in the manufacture, sale or distribution of criminal drugs at any locations, whether on or near the rental premises or otherwise.
6. VIOLATION OF ANY 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 provisions of this Addendum shall be deemed a material non-compliance with the Lease. However, city code granting housing protection to victims of domestic violence shall have precedence over this Addendum to the extent applicable.

Tenants agree that a single violation shall be good cause for termination of the Lease. 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 this Addendum and any other provisions of the Lease, the provisions of this Addendum shall govern. The provisions of this Addendum are in addition to all other terms of the lease and are not intended to limit or replace other provisions or remedies.

MANAGEMENT/LANDLORD

TENANT(S)

By: _____

Tenant

Dated: _____

Tenant

Tenant

Dated: _____

Tenant(s) acknowledge receipt of this Addendum by signature of this document.