

CRIME FREE LEASE ADDENDUM

This addendum is entered into in connection with the Rental/Lease Agreement ("The Lease") for the property located at:

_____, WA _____ (the "Premises").

Between _____ (Owner/Agent) and
_____ (Tenant).

It is agreed between Owner/Agent and Tenant(s) as follows:

1. **ILLEGAL DRUGS:** Tenant hereby agrees to keep the premises free of illegal drugs during the term of the Tenant's tenancy. Tenant agrees that illegal drugs will not be used, stored, manufactured, or kept on the Premises by the Tenant, any family member residing on the Premises, or any guest, or invitee during the term of the Agreement. Tenant will keep the Premises "drug free" at all times.
2. **SUBSTANCE ABUSE:** Tenant agrees that Tenant, any family member residing on the Premises, any guest or invitee shall not use controlled substances (including alcohol and prescription medications) in a manner that will either:
 - a. disturb the peace and quiet enjoyment of the other Tenants or neighbors to the Premises; or
 - b. endanger the health, safety, or well-being of Tenant, any family member residing on the Premises, or any guest or invitee.
3. **ILLEGAL GANG ACTIVITY:** Tenant agrees that Tenant, any family member residing on the Premises, or any guest or invitee shall not be a member of an illegal gang, nor shall Tenant, any family member, or any guest or invitee engage in any gang-related activity on the Premises during tenancy. For the purposes of this Addendum, the term "illegal gang" refers to a group, or member of a group, of people involved in organizing illegal activity or anti-social behaviors.
4. **GRAFFITI:** Tenant agrees that Tenant, any family member residing on the Premises, or any guest or invitee shall not deface any property on property grounds.
5. **CRIMINAL ACTIVITY:** Tenant, any family member residing on the Premises, or any guest or invitee shall not engage in criminal activity, including prostitution, threats, intimidation, possession of dangerous weapons, unlawful discharge of firearms, or any breach of the lease agreement that jeopardizes the health, safety and welfare of the Owner/Agent or other tenant or involving imminent or actual property damage.
6. **DOMESTIC VIOLENCE:** Tenant agrees that any incident causing physical harm to family members will result in Termination of Tenancy of the perpetrator according to RCW 59.10 of the Landlord Tenant Act of Washington State.

Tenant agrees that violation of any of the above terms constitutes a nuisance and is grounds for eviction and/or other legal action by the Owner/Agent. This addendum is incorporated into the lease executed or renewed this day between Owner and Tenant.

DATED this _____ day of _____, 20____.
(date) (month) (year)

Owner/Agent and Tenant are each advised to seek independent legal advice on matters arising from use of this form.

Owner/Agent

Tenant

Tenant

