

## Crime Free-Drug Free Rental/Lease Addendum

In consideration of the execution or renewal of a rental/lease agreement of the dwelling unit identified in the rental agreement, Owner/Landlord and Resident/Tenant agree as follows:

1. Neither resident, nor any member of the resident's household nor a guest nor other person under the resident's control shall engage in criminal activity, including drug-related criminal activity, on or near 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 (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. Section 802]).
2. Neither resident, nor any member of the resident's household nor a guest nor other person under the resident's control shall engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Neither resident, nor any member of the resident's household shall permit the dwelling unit to be used for 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. Neither resident, nor any member of the resident's household nor a guest nor other person under the residents control shall engage in the unlawful manufacture, selling, using, storing, keeping, or giving of a drug or controlled substance as defined in Chapters 69.41, 60.50 or 69.52 RCW, at any location, whether on or near the dwelling unit premises or otherwise.
5. Neither resident, nor any member of the resident's household nor a guest nor other person under the resident' control shall engage in any illegal activity, including prostitution as defined in RCW 9A.88.030 including but not limited to the unlawful discharge of firearms, on or near the dwelling unit, 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, as defined in 9A.48.070-100 RCW.
6. Any resident, or member of the resident's household, who is or has been a victim of domestic violence, is encouraged to take reasonable action to safeguard themselves, other members of the community, and property from future injury or damage. This may include obtaining a protection order against potential abusers, filing a copy of said protection order and a picture of the respondent with management, report any violation of the protection order to the police and management, and prepare and file a personal safety plan with management.
7. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RENTAL/LEASE AGREEMENT AND GOOD CAUSE FOR TERMINATION OF TENANCY.** A single violation of any provisions of this addendum shall be deemed a serious violation and material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the rental/lease. There is no "good cause" requirement in Washington for rental terminations. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. (Any violation of paragraphs 1 through 5 of this addendum shall be a nuisance and landlord may terminate the lease or rental agreement pursuant to RCW 59.12.030, Sub Section 5).
8. Except as provided herein, the provisions of the rental/lease agreement shall remain in full force and effect. In case of conflict between the provisions of this addendum and any other provisions of the rental/lease agreement, the provisions of the addendum shall govern.
9. This RENTAL/LEASE AGREEMENT ADDENDUM is incorporated into the rental/lease agreement executed or renewed this day between Owner and Resident.

---

Resident Signature

---

Date

---

Property Manager's Signature

---

Property Name

---

Date