

HESPERIA CRIME FREE LEASE ADDENDUM

In consideration of the execution or renewal of a rental agreement of the dwelling unit located at _____, OWNER and OCCUPANT/RESIDENT agree as follows:

- 1. OCCUPANT/RESIDENT, or any member of the OCCUPANT/RESIDENT’s household, or a guest or other person under the OCCUPANT/RESIDENT’s control shall not engage in criminal activity that would violate any federal, state or local law, on or near property premises.
- 2. OCCUPANT/RESIDENT, any member of the OCCUPANT/RESIDENT’s household, or a guest or other person under the OCCUPANT/RESIDENT’s control shall not engage in any act intended to facilitate criminal activity that would violate any federal, state or local law, including drug-related criminal activity, on or near property premises.
- 3. OCCUPANT/RESIDENT or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity that would violate any federal, state or local law, including prostitution and drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
- 4. OCCUPANT/RESIDENT or member of the household will not engage in the possession, manufacture, sale or distribution of illegal drugs at any location, that would violate any federal, state or local law, whether on or near property premises.
- 5. OCCUPANT/RESIDENT or member of the OCCUPANT/RESIDENT’s household, or a guest or other person under the OCCUPANT/RESIDENT’s control shall not engage in acts of violence that would violate any federal, state or local law, including but not limited to, the unlawful discharge of firearms, on or near property.
- 6. **ANY VIOLATION 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 serious violation and a material noncompliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease.
- 7. Failure to comply with this provision is considered a material non-curable breach of the lease and will result in a Three Day Notice to Quit being served upon OCCUPANT/RESIDENT requiring that OCCUPANT/RESIDENT, every member of OCCUPANT/RESIDENT’s household, or a guest or other person(s) under OCCUPANT/RESIDENT’s control shall vacate said premises within three days, all in accordance with California Law. California Law provides for extraordinary remedy to regain possession when illegal activity is being carried out on or near the premises with constitutes a public or private nuisance.
- 8. In case of conflict between the provisions of this Addendum and any other provision of the lease, the provisions of this Addendum shall govern.
- 9. The Lease Addendum is incorporated into the lease executed or renewed this day between OWNER (or OWNER’S AGENT) and OCCUPANT/RESIDENT.

Owner’s Agent

Occupant/Resident

Date

Occupant/Resident

Date