

**ADDENDUM TO RESIDENTIAL LEASE: CRIME FREE MULTI-HOUSING  
and PROHIBITION OF DISORDERLY CONDUCT**

**RESIDENT:** (List all persons who will live in the Apartment)

\_\_\_\_\_

\_\_\_\_\_

**MANAGEMENT:** (Enter company name if applicable) \_\_\_\_\_

With reference to that RESIDENTIAL LEASE dated \_\_\_\_\_ and entered into by MANAGEMENT and RESIDENT, MANAGEMENT and RESIDENT further agree as follows:

1. RESIDENT, any member of RESIDENT's household, or a guest or other person under RESIDENT's control shall not engage in any illegal activity, including drug-related illegal activity, on or near the Apartment. "Drug-related illegal activity" means the illegal manufacture, sale, distribution, use, or possession with the intent to manufacture, sell, distribute or use, of a controlled substance (as defined in Section 102 of the Controlled Substances Act [21 U.S.C. 802]).

2. RESIDENT, any member of RESIDENT's household, or a guest or other person under RESIDENT's control shall not engage in any act intended to facilitate any criminal activity, including drug-related criminal activity, on or near the Apartment.

3. RESIDENT or any member of RESIDENT's household shall not permit the Apartment to be used for, or to facilitate, any criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of RESIDENT's household or a guest.

4. RESIDENT or any member of RESIDENT's household shall not engage in the manufacture, sale, or distribution of illegal drugs at any location, whether on or near the Apartment or otherwise.

5. RESIDENT, any member of RESIDENT's household, or a guest or other person under RESIDENT's control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of any firearm, on or near the Apartment.

**6. RESIDENT, any member of RESIDENT's household, or a guest or other person under RESIDENT's control shall not engage in any activity defined by the City of Hopkins as disorderly behavior [Hopkins City Code 407.13].**

**6. A SINGLE VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE RESIDENTIAL LEASE AND GOOD AND SUFFICIENT CAUSE FOR IMMEDIATE TERMINATION OF THE RESIDENTIAL LEASE AND EVICTION OF RESIDENT.** RESIDENT agrees that a single violation of the above provisions shall be good and sufficient cause for termination of the RESIDENTIAL LEASE. Unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence.

7. In case of a conflict between the above provisions and the provisions of the RESIDENTIAL LEASE, the above provisions shall govern.

**MANAGEMENT**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
Resident

\_\_\_\_\_  
Resident

by \_\_\_\_\_

\_\_\_\_\_  
Resident

Date Signed \_\_\_\_\_

Date Signed \_\_\_\_\_