

Crime-Free Lease and Rules and Regulations Addendum

In consideration of the execution of a lease of the Dwelling Unit identified in the lease, Owner (or Owner's agent or representative) and Resident agree as follows:

1. Tenant, any member of Tenant's household, a guest or invitee in the home or on the common grounds, or any other person in the home or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage or in any way be involved in, any criminal activity, including drug related criminal activity, on or near the said premises.** Criminal activity shall include, but is not limited to, drug-related criminal activity. "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 Illinois Compiled Statutes).
2. Tenant, any member of Tenant's household, a guest or invitee in the home or on the common grounds, or any other person in the home or on the common grounds invited there in any way by Tenant or a member of Tenant's household, shall **not engage in any act intended to facilitate or that does facilitate criminal activity,** including drug-related criminal activity, on or near the said property.
3. Tenant, and every member of the household **shall not permit the home to be used for criminal activity, or to facilitate criminal activity,** in the home or on the common grounds, including drug-related criminal activity, regardless of whether the individual engaging in such activities is a member of the household, a guest, or invitee, and regardless if the Tenant is at home during any such offense.
4. Tenant, any member of Tenant's household, a guest or invitee in the home or on the common grounds, or any other person in the home or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance at any location whether in, at, on, or near the property.**
5. Tenant, any member of Tenant's household, a guest or invitee in the home or on the common grounds, or any other person in the home or on the common grounds invited there in any way by Tenant or a member of Tenant's household, **shall not engage in any illegal activity, including prostitution,** as defined in the Illinois Compiled Statute, **threatening or intimidating** as prohibited in the Illinois Compiled Statute, **assault** as prohibited in the Illinois Compiled Statute **INCLUDING BUT NOT LIMITED TO the unlawful discharge of firearms** on or near the home or common grounds, or **any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent, other tenant (s) or neighbor(s) or involving imminent or actual serious damage** as defined in the Illinois Compiled Statute.