



CITY OF COUNTRYSIDE

Crime Free / Drug Free Housing Lease Addendum



In consideration of the execution of a lease of the dwelling unit identified in the lease, Lessee and Lessor agree as follows:

1. Lessee, any member of the lessee's household, or a guest or other person under the lessee's control shall not engage in criminal activity, including drug-related criminal activity, on or near property premises. "Drug-related criminal activity" means the *illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use a controlled substance* (as defined in section 102 of the Controlled Substance Act (21 U.S.C. 812).
2. Lessee or members of the lessee's household, or a guest or other person under the lessee's control shall not engage in any act intended to facilitate criminal activity including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.
3. Lessee or members of the household will not permit the dwelling unit to be used for, or to facilitate, criminal activity, including drug-related criminal activity regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. Lessee or members of the household will not engage in the manufacture, sale, possession or distribution of illegal drugs at any location, whether on or near property, premises, or otherwise.
5. Lessee, any member of the lessee's household, or a guest or other person under the lessee's control, shall not engage in acts of violence or threats of violence, including but not limited to, the unlawful discharge of firearms, on or near property premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of the provisions of the 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 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 conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This lease addendum is incorporated into the lease executed this day between Owner's agent and lessee.
9. For purposes of this Lease Section, the meaning of criminal activity shall include violations of federal law, the criminal code of the Illinois Compiled Statutes and the violation of any quasi-criminal offense under the Countryside City Code.

10. The Lessee and all persons who reside in the leased premises, agree that the Owner or the Owner's agent may release to the Police Department, or Community Development Department any information concerning the identity of all occupants and any negative information obtained by the Owner or Owner's agent regarding the criminal history of the Lessee any anyone who resides in the leased premises.
11. Lessee shall provide the Owner or the Owner's agent the names of individuals who will be temporarily residing at the residence more than seven (7) consecutive calendar days, or more than a total of 30 calendar days in one calendar year. Failure to do so shall be a material breach of the lease.
12. Lessee irrevocably, knowingly and voluntarily consents to the entry of his or her leased premises by the City of Countryside code inspectors for the purpose of conducting the inspections required by Title 8, Chapter 10-6, Licensing of Residential Rental Property, during normal business hours. Lessee understands that the Owner or Owner's agents reserves the power to make entry into the leased premises for the purpose of allowing in the City of Countryside code inspectors during reasonable hours to conduct such inspections upon being given twenty-four (24) hours prior written notice posted on every exterior door of the dwelling unit.

This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between the Lessee and the Owner.

Lessee	Date	Owner / Agent
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Lessee	Date	Date
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Property Name / Location