

Crime Free Lease Addendum

Tenant (s) _____
Address _____

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

Resident and member of the resident's household or quest or other person under the tenant control affiliated with the resident:

1. Shall not engage in any act intended to facilitate criminal activity.
2. Shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal possessions, delivery, distribution, or manufacture {as defined in Wis. Jl. (criminal 920), s.961.01 (6), (9), and (13) respectively}, of a controlled substance {as defined in s. 961.01 (4)} or a controlled substance analog, {as defined in s.961.01 (4m)}.
3. Shall not permit the dwelling unity to be used for, or to facilitate criminal activity, regardless if the individual engaging in such an activity is a member of the household, or a guest.
4. Shall not engage in any illegal activity, including prostitution {as prohibited in s. 944.30,944.31,944.33, and 944.34}, criminal gang activity {as defined in s. 939.22(9)}, harassment {as prohibited in s.947.013}, battery {as prohibited in s. 940.19}, endangering safety by use of dangerous weapon {as prohibited in s.941.20}, on or near the dwelling unity premises, or any breach of the lease agreement that otherwise jeopardize the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious damage to property {as prohibited in s.943.01}.
5. VIOLATION OF THE ABOVE PROVISOINS SHALL BE A MATERIAL AND IRREPARBALE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this added addendum shall be deemed a serious violation, and a material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under s. 704.17(2)(b). Unless otherwise pr4ovided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.
6. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
7. The LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident

Resident's Signature Date

Property Owner Signature Date

Resident's Signature Date

Resident's Signature Date