

CRIME FREE LEASE ADDENDUM

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

1. Resident, and any member of the resident's household, guest(s) or other person(s) on the premises with the resident's consent shall not engage in criminal activity, including 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 Sections 1 through 42 of the Controlled Substance Act [30-3 1 -1 NMSA]).
2. Resident, any member of the resident's household, guest(s) or other person(s) on the premises with the resident's consent shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or about the said premise.
3. Resident 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 or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household, guests(s), or another person(s) on the premises with the resident's consent shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled Substance whether on or about the dwelling unit or premises.
5. Resident, any member of the resident's household, or a guest or another person on the premises with the resident's consent shall not engage in any illegal activity, including but not limited to prostitution, criminal street gang activity, threatening or intimidating assault, or tile unlawful discharge of firearms, on or about the dwelling unit premises, or any breach of the lease that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent serious property damage.
6. VIOLATION OF THIS ADDENDUM OCCURRING ON OR NEAR THE PROPERTY SHALL BE A MATERIAL VIOLATION OF THE LEASE AND CAUSE FOR TERMINATION OF TENANCY. Certain violations of this addendum may be "Substantial Violations" as defined in the Uniform Owner-Resident Relations Act [47-8-1 to 47-8-51 NMSA 1978). It is understood that a single Substantial Violation is good cause for termination of the lease on as little as three days notice. Proof of violation shall not require criminal conviction or even arrest, but shall be by a preponderance of the evidence.
7. No provision of the lease shall diminish the Resident's obligations under this addendum.

This LEASE ADDENDUM is incorporated into the lease executed or renewed on _____ 20 _____ between Owner and Resident.

Resident Signature

Date

Resident Signature

Date

Property Manager Signature

Date

Property Manager Signature

Date