



# Property Services of Ocean View

## DRUG FREE HOUSING

### Consideration of the execution or renewal of the Rental Premises identified in the Lease, Agent and Tenant agree as follows:

1. Tenant, any member of the tenant's household or a guest or other person under the tenant's control shall NOT engage in "Drug Related Criminal Activity," including: illegal manufacture, sale, distribution, or use of a controlled substance (as defined in Section 1023 of the Controlled Substance Act (21 use 8021).
2. Tenant, any member of the tenant's household, or a guest or other person under the tenant's control shall not engage in any act intended to facilitate criminal activity, including drug related criminal activity on or near the premises.
3. Tenant or member of the tenant's 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 guest.
4. Tenant or member of the tenant's household, will not engage in the manufacture, sale or distribution of illegal drugs at any location whether on or near the dwelling or otherwise.
5. Tenant, any member of the tenant's household, or a guest or other person under the tenant'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 the 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 any of the provisions of this addendum shall be deemed a serious violation and a material non-compliance with the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. Unless otherwise provided by law proof of violation shall not require criminal conviction, but shall be 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 or renewed this day between the Agent, (or Representative), and tenant.

This policy allows Property Services of Ocean View to release information to any Law Enforcement Agency upon their request. We are a drug free community.