



Crime Free Lease Addendum

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 members of the resident's household or a guest or other persons 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 possession, delivery, distribution or manufacture, {as defined in Wis. Ss. 961.01(6), (9), and (13) respectively}, of a controlled substance {as defined in Ss. 961.01(4)}, or a controlled substance analog, {as defined in Ss. 961.01(4m)}.
3. **Shall not permit the dwelling unit 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 Ss. 944.30, 944.31, 944.33 and 944.34}, **criminal gang activity** {as defined in Ss. 939.22(9)}, **harassment** {as prohibited in Ss. 947.013}, **battery** {as prohibited in Ss. 940.19}, **endangering safety by use of dangerous weapon** {as prohibited in Ss. 941.20}, on or near the dwelling unit premises, or any breach of the Ss. 943.01}.
5. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE BREACH OF THE TERMS 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)(c). Unless otherwise provided 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. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

RESIDENT'S SIGNATURE

DATE

PROPERTY MANAGER'S SIGNATURE

DATE