

CRIME FREE LEASE ADDENDUM

As part of the consideration for entering into, renewing or extending the lease of the dwelling unit located on or within the building and grounds being the leased premises identified in the lease document to which this Addendum is included with or made a part, Tenant agrees as follows:

1. Tenant and Tenant's occupants, when on or off of the leased premises, and Tenant's and Tenant's occupant's guests and invitees, when on or near the leased premises, are prohibited from engaging in any criminal activity, including drug-related criminal activity. For the purposes of this Addendum, criminal activity means:
 - a. the commission or attempted commission of murder, kidnapping, arson, sexual assault, felony sexual abuse, indecent solicitation of a child, stalking, home invasion, robbery, burglary, burglary from motor vehicle, motor vehicle theft, aggravated fleeing and eluding, mob action, aggravated battery, aggravated assault, prostitution, solicitation of prostitution, child pornography, possession of explosives, unlawful use of weapons, unlawful discharge of a firearm, unlawful sale of firearms, gambling, keeping a gambling place, concealing a fugitive, felony violation of the Illinois Cannabis Control Act, violation of the Illinois Controlled Substances Act, violation of the Methamphetamine Control and Community Protection Act or the commission of two (2) or more of any other offenses under the Illinois Criminal Code of 2012 not specifically listed above; or
 - b. the commission in a six-month period of four (4) or more village ordinance violations that threaten the health, safety or welfare of other residents or the right to peaceful enjoyment of the CFH Rental Residential Premises by other residents.
2. VIOLATION OF ANY ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence to prove the violation(s) in a Forcible Entry and Detainer action.
3. Tenant hereby authorizes the Owner or Manager to use police generated reports against Tenant or any of Tenant's occupants, guests or invitees for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.
4. In case of conflict between the provisions of this addendum and any provisions of the lease document, the provisions of this addendum shall govern.
5. Tenant also agrees to be responsible for the actions of Tenant's occupants, Tenant's guests and invitees, and Tenant's occupant's guests and invitees, regardless of whether Tenant knew or should have known about any such actions. A guest or invitee shall be anyone who Tenant or Tenant's occupant gives access to or allows on the leased premises or in the rental unit.
6. This Lease Addendum is incorporated into the lease document or any renewal or extension thereof executed, renewed or extended on the date set forth below.

Tenant Signature / Date

Tenant Signature / Date

Property Owner/Manager Signature

Date

Address of Leased Premises/Rental Unit