

Anti-Crime Housing Addendum

Resident(s): _____
Owner/Agent: Nine Seventeen Eleventh, LLC
Leased Premises: 917 11th Street Unit #: _____
City: Santa Monica State: CA Zip: 90403

Due to a desire to maintain a safe and crime-free lifestyle in Premises, Resident and Owner/Agent agree to incorporate this Anti-Crime Housing Addendum (“Addendum”) into the rental agreement (“Rental Agreement”) currently in existence or renewed on this day between Resident and Owner/Agent.

It is already established that Resident shall not commit a substantial violation of the Rental Agreement or materially non-comply with the Rental Agreement. This Anti-Crime Housing Addendum sets forth a specific list of activities that constitute substantial violations of the Rental Agreement and will be considered a material non-compliance of the Rental Agreement if performed by Resident, any member of Resident’s household, Resident’s guest(s), or any other individuals associated with the Resident on the Premises during the Rental Agreement term. Resident understands that the list below is not an all-inclusive list of substantial violations or material non-compliant activities under the Rental Agreement. Resident understands and agrees that any occurrence of any of the activities stated below will constitute grounds for immediate termination of Resident’s Rental Agreement and eviction of Resident and all other occupants of the Premises.

Any of the following acts on the Premises will be considered a substantial violation and a material non-compliance of the Rental Agreement and will subject Resident to immediate termination of the Rental Agreement and eviction pursuant to California Law.

1. Resident shall not participate in criminal activity on the Premises. Criminal activity includes, but is not limited to, any nuisance activity as defined in Civil Code sections 3479 and 3480.
2. Criminal activity also includes any illegal drug-related activity, or any illegal manufacture, sale, distribution, use, or possession of any illegal or controlled substance as defined in 21 U.S.C. 802.
3. Criminal activities also include any illegal activity on or near the Premises such as prostitution, assault, illegal possession or use of firearms, stalking, substantial damage to property, illegal gang activity, or any other act on or near the Premises that endangers or threatens the health and safety of another individual or to Owner/Agent.
4. Resident shall not engage in any act intended to facilitate any of the above-stated nuisance or criminal activities.
5. Resident shall not allow the Premises to be used for or to facilitate any of the above-stated nuisance or criminal activities.
6. Resident, any member of the Resident’s household, any of Resident’s guests or any other person associated with the Resident on the Premises shall not violate any civil law, ordinance or statute in the use and occupancy of the Premises, commit waste or nuisance, annoy, molest or interfere with any other person while on or near the Premises.

RESIDENT UNDERSTANDS AND AGREES THAT EVEN A SINGLE VIOLATION OF ANY PROVISION OF THIS ADDENDUM MAY BE CONSIDERED A SUBSTANTIAL VIOLATION AND A MATERIAL NON-COMPLIANCE OF THE RENTAL AGREEMENT AND MAY CONSTITUTE GROUNDS FOR IMMEDIATE TERMINATION OF THE RENTAL AGREEMENT AND EVICTION. Unless otherwise provided by law, proof of a violation of this Addendum shall not require a criminal conviction, but shall be proven by a preponderance of the evidence. If there is a conflict between the provisions of this Addendum and a provision of the Rental Agreement, the provisions of this Addendum will govern.

This Addendum may be executed in counterparts and facsimile copies of same shall be admissible for all purposes and shall be deemed an original.

Resident(s):

Date _____
Date _____
Date _____
Date _____
Owner/Agent:

Date _____

