

CRIME FREE LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Owner, Owner’s Agent, BCMA Association thru its Board of Directors, and Resident agree as follows.

1. **Resident any members of the resident’s household or a guest or other person under the resident’s control** shall not engage in any criminal activity, including drug-related criminal activity, on or near the said premises. “Drug related criminal activity means the illegal manufacture, sale, possession, distribution, use, or possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance, as defined in Chapter 893 of the Florida Statutes.
2. **Resident, any members of the resident’s household or a guest or other person under the resident’s control** shall not engage in any act intended to facilitate criminal activity, particularly drug-related criminal activity, on or near the said premises.
3. **Resident, any members of the resident’s household** will not permit the dwelling unit to be used for, or to facilitate, criminal activity, particularly drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or a guest.
4. **Resident, any members of the resident’s household or a guest or other person under the resident’s control** shall not engage in the unlawful manufacture, sale, transportation, use, possession or distribution of illegal drugs and/or drug paraphernalia as defined in Chapter 893 of the Florida Statutes, at any locations, whether tin or near the dwelling unit premises.
5. **Resident, any members of the resident’s household or a guest or other person under the resident’s control** shall not engage in any illegal activity, including but not limited to:
 - Prostitution as defined in Florida Statutes 796.07
 - Criminal street gang activity as defined in Florida Statutes 874.03
 - Battery as prohibited in Florida Statutes 78-1.03
 - Assault as prohibited in Florida Statutes 784.01 1
 - Unlawful discharge of a firearm in public as prohibited in Florida Statutes 790.15
 - Disorderly intoxication - Public Disturbance as prohibited in Florida Statutes 856.01
 - Lewd and Lascivious behavior as prohibited in Florida Statutes 800
 - Trespass after Warning as prohibited in Florida Statutes 810.09
 - Sexual Crimes as prohibited in Florida Statutes 794
 - Criminal Mischief as prohibited in Florida Statutes 806.13
 - Any breach of the lease agreement that otherwise jeopardized the health, safety, and welfare of any persons.
6. A VIOLATION OF ANY OF THE ABOVE PROVISIONS, AS DETERMINED AT THE SOLE DISCRETION OF BCMA, OWNER OR OWNER’S AGENT, SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE AND GOOD CAUSE FOR THE IMMEDIATE TERMINATION OF TENANCY. A single violation of any of the provisions contained herein shall be deemed material and irreparable non-compliance with the terms of this addendum as determined by BCMA thru its Board of Directors, the owner or the owner’s agent.
7. In ease of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of this addendum shall govern.
8. Should any provision of the addendum by invalidated or determined to be invalid in a court of competent jurisdiction, the remaining provisions shall remain in full force and effect.
9. The LEASE ADDENDUM is incorporated into the lease executed or renewed this day between BCMA, the owner and the Resident.

Resident Signature _____ Date _____

Resident Signature _____ Date _____

Signature of Owner or Agent _____ Date _____

BCMA President Signature _____ Date _____

Rental address and Unit # _____