

---

## CRIME/DRUG FREE HOUSING ADDENDUM

---

This Addendum to the Lease is hereby attached to and made part of the Lease dated \_\_\_\_\_ between **BCI Properties, LLC** and \_\_\_\_\_. In the event any provision in this Addendum is inconsistent with any provision or provisions contained in other portions or attachments to the above-mentioned Lease, then the provisions of this Addendum shall control. For purposes of this addendum, the term "premises" shall include the rental unit, all common areas, all other rental units on the property or any common areas or other rental units on or about other property owned by or managed by the Landlord. The parties hereby amend and supplement the Lease as follows:

Resident, any members of the resident's household or a guest or other persons affiliated with the resident:

1. Shall not engage in criminal activity, including drug-related activity, on or about the premises, and shall not engage in any drug related activity at any location, no matter its proximity or distance to the rental premises. Drug related activity shall be defined as including but not limited to, the unlawful manufacturing, selling, using, storing, keeping, purchasing or giving of an illegal or controlled substance or paraphernalia as defined in city, county, state or federal laws, including but not limited to the Washington and/or the Federal Controlled Substances Act.
2. Shall not engage in any act intended to facilitate criminal activity or drug related activity.
3. Shall not permit the dwelling unit to be used for, or to facilitate criminal activity or drug related activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Shall not engage in any illegal activity, including prostitution, gang activity as defined in RCW 59.18.500 and 510 and all other chapters of the Revised Code of Washington, threatening or intimidating activities, assault, including but not limited to the unlawful discharge of a weapon, on or near the dwelling unit premises, or any breach of the lease agreement that otherwise jeopardizes the health, safety, and welfare of the landlord, his agent, or other tenant, or involving imminent or actual serious property damage.
5. Shall not engage in or commit any act that would be a violation of the Landlord's screening criteria for criminal conduct.
6. Shall not engage in any activity that shall constitute waste, nuisance (as defined by RCW 7.48.120), or unlawful use.
7. Shall not engage in or allow any behavior that is associated with drug activity, including but not limited to having excessive vehicle or foot traffic associated with his or her unit.

**VIOLATION OF THE 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 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. Unless otherwise provided by law, proof of violation shall not require a criminal conviction, but shall be by a preponderance of the evidence.

\_\_\_\_\_ Date: \_\_\_\_\_  
Resident Signature

\_\_\_\_\_ Date: \_\_\_\_\_  
Resident Signature

\_\_\_\_\_ Date: \_\_\_\_\_  
Property Manager/Owner's Signature (Landlord)

Property Address: \_\_\_\_\_