(ORLAND PARK POLICE LETTERHEAD)

CRIME FREE HOUSING LEASE ADDENDUM

In consideration of the execution or renewal of a lease of the dwelling unit identified as **(PROPERTY NAME, ADDRESS)** _____ _____, **UNIT NUMBER**_____ :

IN ADDITION TO ALL OTHER TERMS OF THE LEASE, THE LANDLORD (LESSOR) AND TENANT(S) (LESSEE(S)) AGREE AS FOLLOWS:

The tenant, any members of the tenant's household or a guest or other person associated with the tenant or his/her household:

1. Shall not engage in any criminal activity or violation of local, state or federal law, when such activity or violation constitutes a threat to public health or safety or which constitute a breach of the peace or disorderly conduct, on or near the rental unit, common areas or appurtenances;

2. Shall not engage in any act intended to facilitate any violation of local, state or federal law, when such activity or violation constitutes a threat to public health or safety, and/or obstruction or resistance of law enforcement efforts against criminal activity on or near the rental unit, common areas or appurtenances;

3. Shall not knowingly permit, solicit, aid or abet activities on or near the rental unit, common areas or appurtenances, which facilitate any violation of local, state or federal law, when such activity or violation constitutes a threat to public health or safety or which constitute a breach of the peace or disorderly conduct.

Should the tenant, any member of the tenant's household, any guest or any other person or persons associated with the tenant, or his/her household, violate any provisions stated herein on or near the rental unit, common areas or appurtenances, such a violation shall constitute a material noncompliance with the lease and shall further constitute grounds for termination of tenancy and eviction.

Violation of any of the above provisions shall be a material and irreparable violation of the lease and good cause for 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. Proof of violation shall not require criminal conviction, but the tenant understands and agrees that an arrest (supported by admissible corroborating evidence that criminal activity in violation of the above provisions has occurred) for a described violation or criminal activity shall be sufficient evidence of a violation and grounds for termination of tenant's tenancy and occupancy. In addition, commission of Village ordinance violations on four (4) or more separate occasions in a six (6) month period or on six (6) or more separate

occasions in a twelve (12) month period when such violations constitute threats to public health or safety or which constitute a breach of the peace or disorderly conduct shall be good cause for termination of tenancy.

Should tenant or occupant, on one or more occasions, use or permit the use of the rental unit or rental property for the commission of a felony or Class A misdemeanor under the laws of the State of Illinois, the landlord shall have the right to void the lease and recover the rental unit or rental property pursuant to 735 ILCS 5/9-120.

In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

<u>NOTE</u>: A TENANT WILL NOT BE IN VIOLATION OF THIS LEASE OR SUBJECT TO EVICTION FOR CONTACTING THE POLICE, OR FOR SEEKING OTHER PUBLIC SERVICES, AS A CRIME VICTIM OR CONCERNED PERSON. A TENANT WILL NOT BE IN VIOLATION OF THIS LEASE OR SUBJECT TO EVICTION FOR REPORTING ACTS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING. A TENANT IS ENCOURAGED TO REPORT THESE CRIMES WITHOUT FEAR OF HIS/HER STATUS AS A TENANT.

This LEASE ADDENDUM is incorporated into the lease executed or renewed this _____ day of _____, 20___, between Landlord and Tenant.

Tenant's Signature: _____ Date: _____

Landlord's/Manager's Signature: _____ Date: _____