

LETTER OF UNDERSTANDING

1. All 1st months rent are prorated.
2. Rents are due on the 1st of each month, no later than the 5th day of the month. Late charges begin on the 6th.
3. No Pets.
4. Legal notice to move is given in writing by the 10th day of the month in which you are moving.
5. Tenants who are moving must be out by the last day of month. Anyone staying beyond the last day is liable for the next months rent.
6. All cars parked in the lot must be drivable and have current tabs.
7. No working on cars in the parking lot.
8. No drugs on building property or in apartments.
9. You are responsible for your guests and their behavior.
10. Deposits are held if the tenant stays less than 9 months.
11. Smoke damaged walls from cigarettes or candles is not considered normal wear and tear.
12. In case of an eviction tenant agrees landlord will not be required to store tenants belongings.

NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

**TACOMA CRIME FREE MULTI-HOUSING PROGRAM  
CRIME FREE/DRUG FREE LEASE OR RENTAL ADDENDUM**

In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Owner and Resident agree as follows:

1. Neither resident, nor any member of the resident's household nor a guest nor other person under the resident's control shall engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. Section 802]).
2. Neither resident, nor any member of the resident's household nor a guest nor other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.
3. Neither resident nor members of the household shall permit the dwelling unit to be used for, nor facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household, or a guest.
4. Neither resident, nor any member of the resident's household nor a guest, nor another person under the resident's control shall engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in 69.41, 69.50 or 69.52 RCW, at any locations, whether on or near the dwelling unit premises or otherwise.
5. Neither resident, nor any member of the resident's household, nor a guest nor another person under the resident's control shall engage in any illegal activity, including prostitution as defined in RCW 9A.88, criminal street gang activity as defined in 9A.84 RCW, threatening or intimidating as prohibited in RCW 9A.36.041, assault as prohibited in RCW 9A.36.041 including but not limited to the unlawful discharge of firearms, 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 serious property damage, as defined in 9A.48.070 - 100 RCW.
6. VIOLATION 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 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. There is no "good cause" requirement in Washington for lease terminations. Unless otherwise prohibited by law, proof of violation shall not require criminal conviction, but shall be by a preponderance of the evidence. (Any violation of paragraphs 1 through 5 of this addendum shall be a nuisance and landlord may terminate the lease or rental agreement pursuant to RCW 59.12.030, Sub Section 5.)
7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.
8. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

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

\_\_\_\_\_ Date: \_\_\_\_\_  
Property Manager's Signature

Property Name \_\_\_\_\_