



**CRIME FREE MULTI-HOUSING PROGRAM
LEASE/RENTAL AGREEMENT ADDENDUM**



In consideration of the execution or renewal of a lease or rental of the dwelling unit identified in the lease or rental agreement, Owner 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 criminal activity, including but not limited to 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. 802}).
2. Resident, any member 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, including but not limited to drug-related criminal activity, on or near the said premises.
3. Resident or members of the household shall not permit the dwelling unit to be used for, or to facilitate criminal activity, including but not limited to drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.
4. Resident, any member of the resident's household or a guest, or another person under the residents control shall not 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. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in and/or facilitate any criminal activity, including, but not limited to the following: prostitution as defined in RCW 9A.88; criminal street gang activity as prohibited in 9A.84 RCW, threats or harassment as prohibited in RCW 9A.46; assault as prohibited in RCW 9A.38; the unlawful discharge of firearms, as prohibited by RCW 9A.41; 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, as defined in 9A.48.070 - 100 RCW.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL AND IRREPARABLE VIOLATION OF THE LEASE OR RENTAL AGREEMENT 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 or rental agreement. There is no "good cause" requirement in Washington for lease terminations. Unless otherwise provided by law, proof of violation shall not require criminal conviction. but shall be by a preponderance of the evidence.
7. In case of conflict between the provisions of this addendum and any other provisions of the lease or rental agreement, the provisions of the addendum shall govern.
8. This LEASE/RENTAL AGREEMENT ADDENDUM is incorporated into the lease executed or renewed this day between Owner and Resident.

Resident Signature

Date

Resident Signature

Date

Property Manager's Signature

Date

FIRE SAFETY DISCLOSURE NOTICE

TO: _____

ADDRESS: TACOMA WA. _____

1. SMOKE DETECTOR(S) The above described unit is equipped with smoke detection device(s) as required by RCW 48.48.140(3) (Revised Code of Washington).

The smoke detection devices in the rental unit are:

- hard wired; BATTERY Back-up
 battery operated.

It is the TENANT'S RESPONSIBILITY to maintain the smoke detection devise in proper operating condition in accordance with the manufacturer's recommendations, including providing replacement batteries as required.

A fine of not more than TWO HUNDRED DOLLARS *(\$200.00) is imposed for failure to comply with these provisions of RCW 48.48.140(3) and 59.18.130(7). Failure to maintain the smoke detection unit is also grounds for termination of tenancy.

2. FIRE SPRINKLER SYSTEMS: The rental unit & building:

- is equipped with a fire sprinkler system;
 is NOT equipped with a fire sprinkler system.

3. FIRE ALARM SYSTEM: The rental unit and building:

- is equipped with a fire alarm system;
 is NOT equipped with a fire alarm system.

4. SMOKING POLICY: The rental unit and building:

- has a non-smoking policy in effect; IN HALLS
 does NOT have a non-smoking policy in effect. IN UNITS

5. EMERGENCY NOTIFICATION PLAN: The building:

- has an emergency notification plan in effect, a copy of which is attached. **
 does NOT have an emergency notification plan in effect.

6. EMERGENCY RELOCATION PLAN: The building:

- does have an emergency relocation plan in effect, a copy of which is attached. **
 does NOT have an emergency relocation plan in effect.

7. EMERGENCY EVACUATION PLAN. The building:

- Has an emergency evacuation plan in effect, a copy of which is attached. **
 does NOT have an emergency evacuation plan in effect.

(** indicates a copy is attached)

This notice and your signature is REQUIRED. By signing, you acknowledge that you have received a copy of this notice signed by both yourself (yourselves) and the landlord/agent.

Dated at: TACOMA, WA. on: _____
(City) (Date)

Tenant

Landlord/Agent

Tenant

Tenant