

CRIME FREE LEASE ADDENDUM

As part of the consideration for lease of the dwelling unit identified in the lease, Tenant agrees as follows:

1. Tenant and Tenant's Occupants whether on or off property; and Tenant's and Tenant's Occupant's guests and invitees, are prohibited from:
 - a. Engaging in any criminal activity, including drug-related criminal activity, on or off the said premises. Drug related criminal activity shall mean the illegal manufacture, sale, distribution, use, possession and possession with intent to manufacture, sell, distribute, or use an illegal or controlled substance (also as defined in **SC Code Sec. 44-53-100 et seq.**).
 - b. Engaging in any act intended to facilitate criminal activity or permitting the dwelling unit to be used for criminal activity.
 - c. Engaging in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in **SC Code Sec. 44-53-100 et seq.**, at any locations, whether on or near the dwelling unit premises.
 - d. Engaging in any illegal activity, including, but not limited to prostitution as defined in SC ST SEC 16-15-90, criminal street gang activity as defined in SC ST SEC 16-8-230, molesting, disturbing or following persons as prohibited in Sec. 24-32, assault as prohibited in Sec. 24-31, including but not limited to the unlawful discharge of a weapon, Sec. 24-263, 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, as defined in SC ST SEC 27-40-510 and SC ST SEC 27-40-540.
2. **VIOLATION OF ANY 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 addendum shall be deemed a serious, material and irreparable non-compliance. It is understood that a single violation shall be good cause for immediate termination of the lease under SC ST SEC 27-40-710. Proof of such a violation shall not require a criminal conviction, but shall only require a preponderance of the evidence.
3. Tenant hereby authorizes property management/owner to use police generated reports against Tenant for any such violation as reliable direct evidence, and/or as business records as a hearsay exemption, in all eviction hearings.
4. In case of conflict between the provisions of this addendum and any provisions of the lease, the provisions of this addendum shall govern.
5. Tenant also agrees to be responsible for the actions of Tenant's occupants, Tenant's guests and invitees, and Tenant's occupant's guests and invitees regardless of whether Tenant knew or should have known about any such actions. A guest or invitee shall be anyone who Tenant or Tenant's occupant gives access to or allows on the premises or in the rental unit.



PROPERTY MANAGEMENT | DEVELOPMENT
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6. This Lease Addendum is incorporated into the lease or renewal thereof, executed or renewed at any time between Landlord/Manager and Tenant/Lessee.

TENANT(S):

Head of Household

Date

Signature

Date

Signature

Date

Signature

Date

OWNER/AGENT:

Owner/Agent Signature

Date