

HearthStone
234 Spielman Hwy,
Burlington, CT 06013

LEASE ADDENDUM FOR DRUG FREE HOUSING

In consideration of the execution or renewal of a lease at HearthStone, Owner and Resident agree as follows:

1. Resident, any member of Resident's household, or guest or other person under the Resident's control shall not engage in criminal activity, including drug-related criminal activity, on or near subject premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of controlled substance (as defined in section 102 of the Controlled Substances Act 21 USC 802).
2. Resident, any member of the Resident's household, or guest or 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 subject premises.
3. Resident or members of the household will not permit the dwelling unit to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless of whether the individual engaging in such activity is a member of the household or guest.
4. Resident or member of the household will not engage in the manufacture, sale, use, or distribution of any illegal drugs at any location, whether on or near subject premises or otherwise.
5. Resident, any member of the Resident's household, or a guest or other person under the Resident's control shall not engage in the acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms, on or near subject premises.
6. VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND GOOD CAUSE FOR THE TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance of the lease. It is understood and agreed that a single violation shall be good cause for termination of the lease. 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, the provisions of the addendum shall govern.
8. This Lease Addendum is incorporated into the lease executed or renewal of this day between Property Manager/Owner and Resident

RESIDENT SIGN AND PRINT

DATE

RESIDENT SIGN AND PRINT

DATE

PROPERTY MANAGER/OWNER
SIGN AND PRINT

DATE