



NONSTANDARD RENTAL PROVISIONS "A"

Attached hereto and made a part hereof, in consideration of the execution or renewal of a lease of the dwelling unit identified in the lease, Management and Tenant(s) agree to the following nonstandard provisions:

- 1) Tenant(s), any member of the Tenant(s) household, and/or guest(s) or any other person(s) under the Tenant's permission to occupy/visit the premises, shall NOT engage in criminal activity, including drug-related criminal activity, on or near property 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 Substances Act (21 U.S.C. 802).
- 2) Tenant(s), any member of the Tenant(s) household, and/or guest(s) or any other person(s) under the Tenant's permission to occupy/visit the premises, shall NOT engage in any act intended to facilitate criminal activity, including the drug-related activity, on or near property premises.
- 3) Tenant(s) 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 a guest.
- 4) Tenant(s) or member(s) of the household will not engage in the manufacture, sale, and/or distribution of illegal drugs at any location, whether on or near property premises or otherwise.
- 5) Tenant(s), any member(s) of the tenant's household, or a guest or other person under the tenant's control shall NOT engage in acts of violence or threats of violence, including, but not limited to the unlawful discharge of firearms on or near property premises.
- 6) VIOLATION OF ANY OF THE ABOVE PROVISIONS SHALL BE A MATERIAL VIOLATION OF THE LEASE AND SHALL BE DEEMED GOOD CAUSE FOR TERMINATION OF TENANCY. A single violation of any of the provisions of this addendum shall be deemed a serious violation and a material noncompliance 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 set forth above in the Nonstandard Rental Provision "A" and/or any other provisions of the signed lease, the provisions of this Nonstandard Rental Provision "A" shall prevail above all.
- 8) This Nonstandard Rental Provision "A" is incorporated into the executed lease or renewed lease signed and dated as below between United Property Management and the Tenant(s) listed below.

SIGNED: _____ DATE: _____
Tenant

SIGNED: _____ DATE: _____
Tenant

SIGNED: _____ DATE: _____
Tenant

Signatory of United Property Management representative:

SIGNED: _____ DATE: _____
United Property Management