

120.08 Crime-Free Lease Addendum. No owner of Rental Housing may rent or lease Rental Housing without requiring the tenant to sign a Crime-Free Lease Addendum as part of any lease executed after the effective date of this ordinance. The clause shall make criminal activity (not limited to violent criminal activity or drug related criminal activity engaged by, facilitated by or permitted by the renter, member of the guest or other party under the control of the renter) a lease violation authorizing eviction. The Owner shall have authority under the clause to initiate an eviction proceeding as specified in the Illinois Compiled Statutes Forcible Entry and Detainer Statutes. Proof by a preponderance of the evidence of the criminal violations shall be sufficient for purposes of eviction. The Crime-Free Lease Addendum shall be substantially as follows:

CRIME-FREE LEASE ADDENDUM

In addition to all other terms of the lease, landlord and tenant agree as follows:

The tenant, any member of the tenant's household, any guest or any other person or persons associated with the tenant or his or her household, common areas or appurtenances:

- 1 Shall not engage in any quasi-criminal or criminal activity as defined by local, state or federal law while on the licensed property or constituting a nuisance relating to such property as defined by applicable law;
- 2 Shall not engage in any act intended to facilitate any quasi-criminal or criminal activity and/or obstruct or resist law enforcement against criminal activity while on the licensed property or constituting a nuisance relating to such property as defined by applicable law;
- 3 Shall not permit and/or allow the dwelling unit, common areas or appurtenances to be used for or facilitate any quasi-criminal or criminal activity as defined by local state or federal law.

Should the tenant, any member of the tenant's household, any guest or any other person or persons associated with the tenant or his or her household, common areas or appurtenances violate any provisions stated herein, such a violation shall constitute material noncompliance with this lease and shall further constitute grounds for termination of tenancy and eviction.

Tenant(s)

Signature_____Date_____

Signature_____Date_____

Landlord or Property Owner

Signature_____Date_____