



CRIME FREE APARTMENT LEASE ADDENDUM

In consideration for the execution or renewal of a lease of the dwelling unit identified in the lease, Manager or Owner and Resident agree as follows:

Resident, any member(s) of the resident's household, a guest or any other person affiliated with the resident, at or near the resident premises:

1. Shall not engage in criminal activity, including 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 an illegal or controlled substance (as defined in Section 102 of the Federal Controlled Substance Act [21 U.S.C. 802]).

2. Shall not engage in any act intended to facilitate criminal activity.

3. Will not permit the dwelling unit to be used for, or to facilitate criminal activity.

4. Shall not engage in the unlawful manufacturing, selling, using, storing, keeping or giving of an illegal or controlled substance as defined in Texas Health and Safety Code Chapter 481 – Texas Controlled Substances Act, at any locations, whether on or near the dwelling unit premises.

5. Shall not engage in any illegal activity, including, but not limited to prostitution as defined in Texas Penal Code Chapter 43 – Public Indecency, criminal street gang activity or engaging in organized criminal activity as defined in Texas Penal Code Chapter 71 – Organized Crime, threatening, intimidating, or committing assault as prohibited in Texas Penal Code Chapter 22 – Assaultive Offenses, including but not limited to the unlawful discharge of a weapon, 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.

6. ***VIOLATION OF THE 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 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. Unless otherwise provided by law, proof of violation shall not require a 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 this addendum shall govern.

8. Tenant hereby authorizes Landlord to use all police generated reports as direct evidence in all eviction hearings and trials for violation of the Addendum.

9. This LEASE ADDENDUM is incorporated into the lease executed or renewed this day between Manager or Owner and Resident.

Resident Signature

Date

Resident Signature

Date

Property Manager's Signature

Date

Name of Property



**PUBLIC INFORMATION REQUEST
HALTOM CITY POLICE DEPARTMENT
CRIME FREE MULTI-HOUSING PROGRAM**

APARTMENT NAME:

BUS PHONE

FAX PHONE

In accordance with Chapter 552, Public Information, of the *Texas Government Code*, I hereby request information regarding any arrest of the following person conducted by the Haltom Police Department.

FIRST NAME

MIDDLE NAME

LAST NAME

DOB: _____

GENDER: MALE FEMALE

LICENSE OR ID _____ ST _____ SOCIAL SEC#: _____

CURRENT ADDRESS INCLUDING STREET, APT #, CITY, STATE, ZIP, & PHONE #

I authorize the Haltom City Police Department to release this arrest information to the management/leasing agent of the following Crime Free Multi-Housing Program or Crime Free Rental Property Program member. By signing this form you are allowing the Haltom City Police Department to periodically check and release the criminal data maintained in those files.

APPLICANT SIGNATURE

LEASING AGENT SIGNATURE

APPLICANT PRINTED NAME

LEASING AGENT PRINTED NAME

Under Chapter 552, Public Information, the governmental body has up to 10 business days to produce the Information or explain why the information cannot be produced.

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CRIME FREE APPLICATION ADDENDUM CRIMINAL HISTORY QUESTIONNAIRE

Applicant Name: _____

Apartment Complex
Name: _____

The CF Application Addendum (Criminal History Questionnaire) must also be used on all new leases and renewals. All residents 17 years of age and older must fill one out. This document, along with the CF Lease Addendum, is for management records.

Have you or ANYONE who will be residing with you EVER:

- Been convicted of any crime? [] Yes [] No
- Been placed on probation, parole? [] Yes [] No
- Been registered as a sex offender? [] Yes [] No
- Been in a gang, or are you currently a member of a gang? [] Yes [] No
- Been involved in, or are you currently involved in, any illegal activity? [] Yes [] No
- Been evicted or had a forcible detainer filed against you? [] Yes [] No
- Had a warrant, or do you currently have a warrant for your arrest? (other than traffic) [] Yes [] No
- Moved to avoid eviction or because of problems with a tenant or landlord? [] Yes [] No

Please explain all "YES" answers in detail. (What happened, when, where and the results.)

Applicant signature:

x _____