

Owner/Agent Name: _____

Resident Name(s): _____

Premises Address: _____

Building Name: _____

It is agreed between Owner / Agent and Resident(s) as follows:

1. **ILLEGAL DRUGS:** Resident hereby agrees to keep the Premises free of illegal drugs during the term of the Resident's tenancy. Resident agrees that illegal drugs will not be used, stored, manufactured, or kept on the Premises by the Resident, any individual residing on the Premises, or any guest, or invitee during the term of the Agreement. Resident will keep the Premises "drug free" at all times.
2. **SUBSTANCE ABUSE:** Resident agrees that Resident, any individual residing on the Premises and any guest or invitee shall not use controlled substances (including alcohol and prescription medications) in a manner that will either:
 - a) disturb the peace and quiet enjoyment of the other Residents or neighbors to the Premises; or
 - b) endanger the health, safety, or well-being of Resident, any individual residing on the Premises, or any guest or invitee.
3. **ILLEGAL GANG ACTIVITY:** Resident agrees that Resident, any individual residing on the Premises, or any guest or invitee shall not be a member of an illegal gang, nor shall Resident, any individual, or any guest or invitee engage in any gang related activity on the Premises during tenancy. For the purposes of this Addendum, the term "illegal gang" refers to a group, or member of a group, of people involved in organizing illegal activity or anti-social behaviors.
4. **GRAFFITI:** Resident agrees that Resident, any individual residing on the Premises, or any guest or invitee shall not deface any property on the Premises or the Property.
5. **CRIMINAL ACTIVITY:** Resident, any individual residing on the Premises, or any guest or invitee shall not engage in criminal activity, including prostitution, threats, intimidation, possession of dangerous weapons, unlawful discharge of firearms, or any breach of the lease agreement that jeopardizes the health, safety and welfare of the Owner / Agent or other Resident or involving imminent or actual property damage.
6. **DOMESTIC VIOLENCE:** Resident agrees that any incident meeting the definition of domestic violence causing physical harm will result in Termination of Tenancy of the perpetrator according to RCW 59.18.575 of the Residential Landlord –Tenant Act of Washington State (59.18).
7. Resident is in violation of the terms of this Addendum if any authorized occupant of the Premises or guest of any Resident or authorized occupant of the Premises engages in prohibited conduct anywhere on the Property regardless of whether such activity was conducted with the knowledge or consent of Resident.

Acknowledgment

Resident(s) agrees that violation of any of the above terms constitutes a nuisance and is grounds for eviction and/or other legal action by the Owner/Agent.

I/We agree to the addition of the provisions identified herein to our WA State Lease/Rental Agreement & Security Deposit Receipt. IN WITNESS WHEREOF, the parties have executed this Agreement the day and year written below.

Owner/Agent: _____ Signature: _____ Date: _____

Resident: _____ Signature: _____ Date: _____

Resident: _____ Signature: _____ Date: _____

Resident: _____ Signature: _____ Date: _____

Resident: _____ Signature: _____ Date: _____

