



Drug Free Housing Policy

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ALH|Podland Realty LLC Drug Free Policy

Tenant acknowledges and agrees to the following:

1. Tenants, any member of Tenant's residence, Tenant's guest, and any other person **will not engage in any criminal activity, including drug-related criminal activity, on or near the property.**
2. This defines drug-related activity criminal activity as the illegal manufacture, sale, distribution, use, or possessions, with intent to manufacture, sell, distribute, or use, of controlled substance.
3. Tenants, any member of Tenant's residence, Tenant's guest, and any other person are not to engage in any act intended to "facilitate" criminal activity, including drug-related criminal activity, on or near their residence.
4. Tenants, any member of Tenant's residence, Tenant's guest, and any other person will not allow the residence to be use to "facilitate" criminal activity, including drug-related criminal activity, on or near their residence.
5. Tenants, and any member of the Tenant's residence, are not to engage in any criminal activity, including drug-related criminal activity at any time, in any location.
6. Tenants, and any member of the Tenants household, are not to engage in acts of violence, including, but not limited to the unlawful discharge of firearms, on or near the Tenant's residence.
7. Any violation of the above requirements is a violation of the rental agreement and good cause for termination of Tenancy.
8. Proof of any violations do not require criminal conviction, but are by the preponderance of the evidence.
9. In the event of a conflict of this policy and any other provisions of the Rental Agreement, the provisions of this policy and addendum shall prevail.
10. **ATTORNEY FEES:** In any action or proceeding arising out of this policy, the prevailing party shall be entitled to reasonable attorney's fees and costs.

This policy and addendum incorporates the provisions above into the executed rental agreement.