

CRIME FREE LEASE AGREEMENT

Being members of any chapter of the International Crime Free Association does not mean that the participating community is free of crime. However, in an effort to detect and deter criminal activity, this Crime Free addendum is a necessary and crucial element of the lease. Residents hereby agree to live crime free and insure that Resident’s occupants, guests and invitees live crime free throughout the lease term, on and off of the property.

Resident understands that crime can and does occur in every segment of life as well as in every multi-family and single family communities; homeowner’s associations; hotel and motels; mini storages; mobile home parks; RV parks; and other neighborhoods, regardless of the location. No property can or should be considered totally safe and free from crime regardless of the measures taken to the contrary. Hence, Landlord/Manager does not, and cannot, in any way warrant or guarantee Resident, Resident’s occupants, Resident’s guests, and Resident’s invitee’s is Resident’s responsibility and not the responsibility of the Landlord or management.

Therefore as part of the consideration for the execution or renewal of a lease, Resident agrees as follows:

1. Resident, Resident’s occupants, and Resident’s and occupant’s guests and invitee’s shall not engage in criminal activity, on or off the said premises and common area. Resident and Resident’s occupants agree to live a crime free lifestyle. Resident agrees to ensure that Resident’s occupants live a crime free lifestyle. Resident understands that Resident is responsible for the actions of Resident’ occupants, and all guests whether or not the Resident knew about such criminal conduct.
2. Resident, Resident’s occupants, and Resident’s and occupant’s guests and invitees shall not engage in any act that is intended to or that actually facilitates any criminal activity, on or off of the premises and common ground.
3. Resident, Resident’s occupants, and Resident’s and occupant’s guests and invitees shall not permit the dwelling unit to be used for any criminal activity whatsoever.
4. Resident, Resident’s occupants, and Resident’s and occupant’s guests and invitees shall not engage in any act of violence or threat of violence, or any property damage, on or off of the dwelling unit premises.
5. **VIOLATION OF THE ABOVE PROVISIONS IS 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 addendum shall be deemed a serious, material and irreparable violation and noncompliance of the lease, regardless of whether or not Resident has any knowledge of the violation by an occupant, guest or invitee and regardless of whether on or off the property.* It is understood and agreed that a **single** violation shall be good cause for immediate termination of the lease. Proof of the violation shall not require criminal conviction, but shall require only a preponderance of the evidence. The parties waive a jury trial and specifically agree that any court action regarding a breach of this agreement shall be decided through a bench trial.
6. In case of a conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern. This agreement is incorporated onto the bylaws of the association as part of the rules and regulations of the association.

_____ Resident’s Printed Name	_____ Signature	_____ Date
_____ Resident’s Printed Name	_____ Signature	_____ Date
_____ Resident’s Printed Name	_____ Signature	_____ Date
_____ Resident’s Printed Name	_____ Signature	_____ Date
_____ Resident’s Printed Name	_____ Signature	_____ Date
_____ Manager’s Printed Name	_____ Signature	_____ Date



MOBILE HOME APPLICATION MILLS PROPERTY MANAGEMENT, INC.

Date Recvd _____ Time Recvd _____

Applicant Name _____ Soc. Sec # _____ Date of Birth _____

Present Address _____ City _____ State _____ Zip _____

Present Phone Number _____ Present monthly rent _____

Length of occupancy _____ why are you moving? _____

Landlord's Name _____

Complete Address of Landlord _____ Phone # _____

Present Employer _____ How long? _____ Work phone # _____

Previous Address _____ City _____ State _____ Zip _____

Previous Landlord _____ City _____ State _____ Zip _____

Address of Previous Landlord _____ phone # _____ Length of occupancy _____

Other occupants: Name _____ Soc. Sec. # _____ Date of Birth _____

Name _____ Soc. Sec. # _____ Date of Birth _____

Name _____ Soc. Sec. # _____ Date of Birth _____

Name _____ Soc. Sec.# _____ Date of Birth _____

Size of mobile home _____ Model _____ Year _____ (A picture of your mobile home is helpful)

Who currently owns the mobile home? _____ Where is the mobile home located? _____

Earliest date I will need a lot? _____

In case of emergency notify _____ Address _____ Phone # _____

Make and License Number of all Autos _____

Criminal Activity

Have you been involved with any of the following crimes including: violence, firearm violations, illegal drugs, thefts, vandalism, disorderly conduct, disturbing the peace, assaults, or stalking (do not include minor traffic violations)? Yes No

If yes explain _____

Are you a convicted sex offender? Yes No

I have read the rules and regulations and agree to abide by them. I also understand and agree Mills Property Management, Inc. reserves the right to add, delete, or make changes to the policies at any time.

I AUTHORIZE THE RELEASE OF INFORMATION, PERTINENT TO ELIGIBILITY FOR RENTAL HOUSING THAT INCLUDES LANDLORD VERIFICATION, CREDIT RATING & CRIMINAL BACKGROUND CHECK.

Signature _____ Date _____

Signature _____ Date _____

Signature _____ Date _____

All agents of Mills Property Management Inc. represent the owner in this and any other transaction. Mary Jo Minor, a licensed responsible broker, is representing the owner in this transaction.