

NOTICE OF LEASE TERMINATION AND EVICTION FOR CRIMINAL MISCONDUCT
(Crime Free Addendum)

The property you are renting cannot be used for illegal activities or permitted to become a public nuisance. You can be evicted **EVEN IF YOU PAY RENT IN A TIMELY MANNER** if you, members of your household or any of your guests violate any of the following rules:

- (1) That the city prohibits the use of the rental property for illegal activities or in such a manner so as to constitute a public nuisance. **UNDER ILLINOIS LAW, A CRIMINAL CONVICTION IS NOT REQUIRED FOR YOU TO BE EVICTED FOR USING THE RENTAL PROPERTY FOR ILLEGAL ACTIVITIES.**
- (2) That it is a public nuisance and a crime to use the rental property for the playing of loud music, the making of loud mechanical sounds or other noise that unreasonably disturbs other persons.
- (3) That it is a public nuisance and a crime to use the rental property for drug-related criminal activity, prostitution, the illegal use of alcoholic beverages, the unlawful discharge of a firearm or other illegal activities.
- (4) That it is a public nuisance and an ordinance violation for the tenant to allow garbage, animal waste, inoperable motor vehicles, junk or debris to accumulate on the rental property or to cause the rental property to be in an unsanitary condition.
- (5) That the tenant is responsible for illegal and nuisance activities that occur within or upon the rental property whether these activities are conducted by the tenant, the tenant's family, a guest of the tenant or any other person allowed on the property by the tenant.
- (6) That the owner has the right to terminate the tenant's lease and evict the tenant from the rental property if the tenant allows the property to be used for illegal activities or in such a manner so as to constitute a public nuisance or if the tenant allows the rental property to be used for drug-related criminal activity, prostitution, the illegal use of alcoholic beverages, the unlawful discharge of a firearm or other illegal activities.

Under City Ordinance, Owners shall not penalize tenants based on:

- (1) Contact made to police or other emergency services, if (i) the contact was made with the intent to prevent or respond to domestic violence or sexual violence; (ii) the intervention or emergency assistance was needed to respond to or prevent domestic violence or sexual violence; or (iii) the contact was made by, on behalf of, or otherwise concerns an individual with a disability and the purpose of the contact was related to that individual's disability;
- (2) An incident or incidents of actual or threatened domestic violence or sexual violence against a tenant, household member, or guest occurring in the dwelling unit or on the premises; or
- (3) Criminal activity or a local ordinance violation occurring in the dwelling unit or on the premises that is directly relating to domestic violence or sexual violence, engaged in by a tenant, member of a tenant's household, guest, or other party, and against a tenant, household member, guest, or other party.

YOU WILL NOT BE EVICTED OR PENALIZED FOR CALLING THE POLICE OR SEEKING OTHER PUBLIC SERVICES AS A CRIME VICTIM OR AS A CONCERNED PERSON. YOU ARE ENCOURAGED TO REPORT ANY CRIMINAL OR SUSPICIOUS ACTIVITY TO THE POLICE.

YOU WILL NOT BE EVICTED OR PENALIZED FOR REPORTING ACTS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT OR STALKING. YOU ARE ENCOURAGED TO CALL THE POLICE TO REPORT THESE CRIMES WITHOUT FEAR OF CONSEQUENCE TO YOUR STATUS AS A TENANT.

DATE: _____ **PROPERTY ADDRESS** _____

LANDLORD

TENANT

TENANT