

SMOKING POLICY

- A. Owner's smoke-free policy is designed, among other things, to decrease the effects of secondhand smoke on tenants' and employees' health, and regulate the areas in which tenants, their guests, and other visitors may and may not smoke.

Owner prohibits the smoking of tobacco products in a restricted area, which includes any Development living unit and building interior area, including lobbies, hallways, elevators, stairwells, porches, balconies, fire escapes, laundry rooms, management offices, basements, resident organization spaces, community facilities (including community centers, senior centers, and sponsored community centers) and day care centers, and outdoor areas within twenty-five (25) feet of the Development's buildings, or to the Development's property boundary where that boundary is less than twenty-five (25) from a Development building (for example, where a Development building's entrance is right off or close to a public sidewalk). Smoking in these areas is a violation of the Tenant's Lease.

Prohibited tobacco products are any item that involves the ignition and burning of tobacco leaves, including cigarettes, cigars, pipes, and water pipes (hookahs).

It is the responsibility of tenants to inform their guests and visitors of the smoke-free policy and to ensure guests and visitors do not violate the policy. Tenants are accountable for their own violations of the policy, as well as violations of their guests and visitors.

B. Responsibilities

- i. Owner or its Managing Agent shall not:
 - a. Deny housing to an eligible family because a household member is a smoker.
 - b. Deny a transfer to an eligible household because a household member is a smoker.
 - c. Ask at the time of application, move-in, or recertification whether any member of the household is a smoker.

- d. Require a higher security deposit if a household member is a smoker.
- e. Charge a resident a fee for breaching the smoke-free policy.

C. Graduated Enforcement

Managing Agent and its staff enforces the smoke-free policy using an informal resolution process and a graduated enforcement approach, which includes escalated warnings, and progressive enforcement actions.

Failure to enforce any part of this policy does not negate the Owner's or Managing Agent's right to enforce the lease and policy at any future time.

Acknowledgment and Signature:

I have read the smoking policy described above, and I understand the policy applies to the Leased Premises and the Development. I agree to comply with the policy described above.

For rental units, I understand that violating the smoking policy may be a violation of my lease.

TENANT PRINTED NAME

TENANT'S SIGNATURE

DATE: _____

DO NOT SIGN