

Draft Revisions to the Admissions and Continued Occupancy Policy (ACOP)/
Tenant Selection Plan (TSP) and Lease
For Kenmore Apartments and Pomeroy Apartments

Draft Revisions to the Admissions and Continued Occupancy Policy (ACOP)/ Tenant Selection Plan (TSP):

Article IV. Leasing Polices is amended to add the following **No Smoking Policy**:

The premises to be occupied by resident and members of resident's household have been designated a smoke-free living environment. Resident and members of resident's household shall not smoke anywhere in the unit rented by resident, or in the common areas of the building where the resident's dwelling is located, including but not limited to the lobby, reception areas, vestibule, hallways, elevators, stairwells, community rooms, bathrooms, laundry rooms, and offices. Additionally, no smoking is permitted within 25 feet of the building's entry ways, porches and patios. This policy applies to all residents, guests, visitors, service personnel and employees. Residents are responsible for the actions of their household, their guests and visitors. If you are observed in violation of this **No Smoking Policy** it will constitute both non-compliance of a material provision of the lease agreement and a serious violation of the lease agreement. In addition, the resident will be responsible for all costs to remove smoke odor or residue upon any violation of this **No Smoking Policy**.

Article XIII. Definitions of Terms Used in This Statement of Policies is amended to add the following definition of smoking:

Smoking - for purposes of lease enforcement of the No Smoking Policy set forth in Article IV of the ACOP, "smoking" means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, pipe, or other tobacco product or similar lighted product in any manner or in any form.

Draft Revisions to the Lease Agreement:

Lease Part 1 Terms and Conditions Section 8. Resident's Obligations is amended to add the following obligation to the resident and authorized members:

To comply with the **No Smoking Policy** pursuant to Article IV of the Admissions and Continued Occupancy Policy (ACOP)/Tenant Selection Plan (TSP). Violation of the **No Smoking Policy** may result in lease termination.

Lease Part 2, Attachments to the Lease is amended to add:

____ No Smoking Lease Addendum

Lease Part 3 Definitions is amended to add the following definition of smoking:

Smoking - for purposes of lease enforcement of the No Smoking Policy set forth in Article IV of the ACOP, “smoking” means inhaling, exhaling, breathing, or carrying any lighted cigar, cigarette, pipe, or other tobacco product or similar lighted product in any manner or in any form.

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