

NEW HORIZON PROPERTY MANAGEMENT LEASE ADDENDUM - HUD SMOKE FREE POLICY

Smokers are not a protected class and do not have any special legal status. Smoking is a public health issue, and smoke-free policies are not discriminatory because they do not prohibit anyone from renting a unit. They merely set rules as to what activities are permitted on the property.

The elderly and disabled are especially vulnerable due to chronic health conditions and an inability physically escape secondhand smoke. Smoke-free policies help provide housing stability for residents with respiratory conditions, such as asthma or chronic obstructive pulmonary disease (COPD), or who breathe with assistance from a home oxygen respirator.

The smoke-free housing policy of New Horizon Property Management, inc. states that:

1. **Smoking is prohibited in all individual units and all indoor common areas of the building.** This means smoking is not allowed in apartments, hallways, stairwells, laundry rooms, elevators, community rooms, or anywhere else in the building.
2. **Smoking is prohibited in all outdoor common areas and areas within 25 feet of windows or doors.** This means that smoking is not allowed outside the building or within 25 feet of the main entry and exit doors, or windows. To smoke, you must be more than 25 feet away from the building, its entry and exit doors, and windows.
3. **No smoking means you cannot light ANYTHING and inhale its smoke.** This includes cigarettes, cigars, hookahs, e-cigarettes, vapes or other items not listed.
4. **There are consequences for smoking in a New Horizon property.** Resident or Management complaints and observances about your smoking inside of or within 25 feet of the building will lead to these consequences for breaking your lease agreement:
 1. Verbal and written warning added to your tenant file.
 2. Management conference and written warning added to your tenant file.
 3. \$100 fine and written warning added to your tenant file.
 4. Notice to vacate the premises for failing to adhere to the terms of your lease.

IMPORTANT NOTE: Smoking an illegal substance results in an immediate eviction per your lease and consequences 1-4 do not apply.

Building	Unit #
Tenant Signature	Date
Tenant Signature	Date
Management Signature	Date