

Smoking Policy (Attachment L)

All apartments at this property are smoke-free. Smoking, defined herein as including but not limited to, the burning of any tobacco or other combustible or smoke producing product, including medical marijuana is not permitted anywhere inside properties owned by Putnam Communities Inc. This means there will be no smoking in the units or common areas. You will be permitted to smoke legal products (marijuana (including medical marijuana) is federally illegal) outside of your unit as long as you maintain a distance of 25 feet away from any doors, windows or common areas.

Smoking is prohibited in any area of the property, both private and common, indoors and within 25 feet of the building(s) including entryways and windows. This policy applies to all tenants, guests, service persons, maintenance personnel, and staff. Tenants are responsible for ensuring that family members, other household members, and guests comply with this rule.

Environmental Tobacco Smoke (ETS) can migrate between units in multifamily housing, potentially contributing to respiratory illness, heart disease, cancer, and other adverse health effects in neighboring families. The U.S. Department of Housing and Urban Development (HUD) is encouraging owners to adopt non-smoking policies and now requires owners to encourage non-smoking in family housing by promoting non-smoking policies in their housing units.

This policy was passed to protect the health of our tenants, staff, and guests. Secondhand smoke is a Class A carcinogen, which means it is a cancer causing agent and there is no safe level of exposure. Second hand smoke can travel through doorways, windows, wall joints, plumbing spaces, and even light fixtures. Second hand smoke from one unit to another can adversely affect the health of Tenants in other units.

If you or family members are interested in more information, please visit the following website which can explain the benefits of living in a smoke-free environment in greater detail:

www.smokefreeforme.org

This website will also link you to a number of resources that can help if you are considering quitting smoking.

Important facts to remember regarding this policy include:

- Tenants and their families will be safer from fires.
- The air will be healthier for everybody who lives in a smoke-free building.

- There will be less damage to the units.
- A no-smoking rule is not a 'no-smoker rule.' Smokers will simply have to step outside (as most smokers already do), and away from the building.

Repeated violations of the no-smoking policy may be considered a material noncompliance with lease requirements and may result in termination of tenancy.

In addition, any damage caused by violation of the policy will become the financial responsibility of the household (yellow walls, etc.).

If our maintenance staff has to clean-up cigarette butts from your yard, you will be charged \$25.00 per occurrence.

I/we have read the above policy and understand that this policy is an attachment to our lease.

Signatures:

TENANT:

Signature

Date

Signature

Date

PROPERTY MANAGER _____