



TACOMA HOUSING AUTHORITY

NON-SMOKING AGREEMENT

THA Form (CS-LSNG-100-4)

This document is part of your lease agreement.

You are renting a non-smoking apartment in a non-smoking property. When you sign this document you agree not to smoke in your apartment or in any other part or area of the property, including common areas or other people's apartments.

The non-smoking rule also applies to all members of your household and guests. Breaking the no-smoking rule is the same as breaking your lease. The Landlord can evict you and force you to move out. You will also be charged for cleaning and redoing your apartment.

1. **The Purpose of the No-Smoking Policy.**

You understand that:

- 1.1 Second hand smoke is harmful to health.
- 1.2 It is expensive to clean and redecorate apartments where people have been smoking.
- 1.3 Smoking can cause fires.
- 1.4 Insurance costs more for buildings where people smoke.

2. **This is a Non-smoking Complex.**

You understand and agree that your apartment is in a no-smoking building.

You and members of your household agree not to smoke in your apartment, in any other apartment in the building, or in any of the common areas that you share with your neighbors.

You agree that you will not let your guests or visitors smoke in your apartment or the common areas.

3. **“Common areas” are areas that are open to all residents or members of the public.**

Common areas include:

- (a) Any inside space
- (b) Entryways
- (c) Patios and balconies
- (d) Roof terraces
- (e) Lobbies
- (f) Hallways and stairwells
- (g) Elevators
- (h) Management offices
- (i) Public restrooms
- (j) Community rooms

- (k) Community kitchens
- (l) Lawns
- (m) Sidewalks and walkways within the property
- (n) Parking garages and carports
- (o) Playgrounds, parks and picnic areas

Common areas also include any other area of the buildings or property where employees, residents and guests may go.

4. Definition of Smoking.

“Smoking” means igniting or possessing a lit cigarette, cigar, pipe, or any other device containing tobacco, marijuana or other legal or illegal substance that burns. “Smoking” also means inhaling, exhaling, breathing or carrying a lighted product.

5. Tell Guests about the No-Smoking Policy.

You agree to tell your visitors and guests about the no-smoking policy and to enforce their compliance.

6. The Landlord will Promote No-Smoking Policy.

Your Landlord will post no-smoking signs around the apartment complex. No-smoking signs will be posted at:

- (a) Entrances and exits
- (b) Common areas
- (c) Hallways
- (d) Playgrounds
- (e) Other areas near the common areas of the apartment complex

7. Breaking Smoke-free Rules and Lease Terminations

If you, a member of your household, or guest, break these rules your lease can be terminated. You will pay to replace things that have been damaged by smoke. This can include carpets and curtains.

8. Disclaimer by Landlord.

- 8.1** Even though your Landlord has adopted a smoke-free rule it cannot guarantee that smoking will never happen. The Landlord will make reasonable efforts to enforce the rule. It may need help from residents to do that.
- 8.2** In buildings that used to allow smoking, the effects of that smoking may still linger.
- 8.3** The landlord cannot guarantee that your apartment or the property will have better air quality than other rental properties.
- 8.4** Your Landlord is not responsible for smoke exposure even if you, a member of your household, or your guests have respiratory ailments, allergies, or any other physical or mental condition relating to smoke.

Resident Signature

Date

Resident Signature (if applicable)

Date

THA Representative Signature

Date