

Date: March 23, 2026

Document: House Rules - Sample

Audit type: Policy Document Audit

Summary

Audit Score: 89/100

Indicator: GOOD

Non-Compliant

1

Review Needed

1

Best Practice

4

Compliance Findings

HIGH Non-Compliant

Smoke-Free Policy

House Rules document contains no smoke-free policy language. No mention of smoking, smoke-free, tobacco, cigarettes, vaping, or e-cigarettes found anywhere in the document. Smoke-free housing policy has been mandatory for all HUD-assisted multifamily housing since February 3, 2018.

HUD Citation:

HUD Notice H 2016-08, 24 CFR Part 965

Recommendation:

Recommendation: Add comprehensive smoke-free policy to House Rules stating: (1) smoking is prohibited in all interior areas including individual units, common areas, and administrative offices; (2) smoking is prohibited within 25 feet of buildings; (3) definition of smoking includes cigarettes, cigars, pipes, hookahs, and electronic smoking devices; (4) violation of smoke-free policy constitutes lease violation subject to termination; (5) VAWA carve-out language stating that smoking by a perpetrator of domestic violence, dating violence, sexual assault, or stalking will not be attributed to the victim.

MEDIUM Review Needed

VAWA Documentation Requirements

VAWA section states 'the proof is required' when discussing alternative documentation to the certification form. This language is incorrect. Under VAWA 2022 and HUD regulations, victims are NOT required to provide documentation. Documentation is optional and at the victim's discretion. The certification form (HUD-5382) is also optional. Victims may self-certify verbally or in writing without using the HUD form.

HUD Citation:

VAWA 2022, 24 CFR 5.2007(b), HUD Notice PIH 2017-08

Recommendation:

Recommendation: Revise VAWA section to state: 'Documentation is NOT required. Victims may self-certify verbally or in writing. If documentation is provided, it may include: completion of HUD Form-5382 (optional), police or court records, documentation from a victim service provider, attorney, or medical professional. All documentation is voluntary and at the victim's discretion.'

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LOW Best Practice

Fair Housing and Civil Rights Compliance Statement

House Rules do not contain an explicit Fair Housing Act compliance statement or nondiscrimination statement. While the VAWA section references nondiscrimination and fair housing requirements, a standalone Fair Housing compliance statement in House Rules is a best practice.

HUD Citation:

Fair Housing Act, HUD Handbook 4350.3 REV-1

Recommendation:

Recommendation: Consider adding: 'Sample Cherry Apartments complies with all federal, state, and local fair housing and civil rights laws. We do not discriminate on the basis of race, color, national origin, religion, sex, familial status, disability, sexual orientation, gender identity, or marital status.'

LOW Best Practice

Grievance Procedure Reference

House Rules do not reference a grievance procedure or appeal process for House Rules violations. While not required in House Rules, referencing the grievance procedure is a best practice for transparency.

HUD Citation:

HUD Handbook 4350.3 REV-1

Recommendation:

Recommendation: Consider adding reference: 'Residents who disagree with enforcement of House Rules may request a meeting with management to discuss the matter. Persons with disabilities may request reasonable accommodation to participate in any meeting or appeal process.'

LOW Best Practice

Reasonable Accommodation Statement

House Rules do not contain a general reasonable accommodation statement for persons with disabilities beyond the assistance animal exception in Rule 16. While not required, a general reasonable accommodation statement is a best practice.

HUD Citation:

Section 504 of the Rehabilitation Act of 1973, Fair Housing Act

Recommendation:

Recommendation: Consider adding: 'Persons with disabilities have the right to request reasonable accommodations to these House Rules or to property policies and procedures. Contact management to request an accommodation.'

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LOW Best Practice

VAWA Carve-Out Language in Individual Rules

A comprehensive VAWA protections section is present in this document which satisfies the core regulatory requirement. However, individual rules (Rules 1, 8, 13, 14, 15, 21) that address criminal activity, damage, disturbances, and guest violations do not contain explicit VAWA carve-out language stating that such conduct by a perpetrator will not be attributed to the victim. Adding explicit VAWA carve-out language to individual rules provides stronger protection and is increasingly expected at MOR review, but is not required when a comprehensive VAWA section exists.

HUD Citation:

VAWA 2022, HUD Handbook 4350.3 REV-1 Chapter 8

Recommendation:

Recommendation: Consider adding VAWA carve-out language to Rules 1, 8, 13, 14, 15, and 21 stating: 'This rule will not be enforced against a tenant who is a victim of domestic violence, dating violence, sexual assault, or stalking when the violation was committed by a perpetrator and not by the victim. VAWA protections apply.'
