
Resident Agreement for a Sober & Structured Living Environment

A. MISSION & PHILOSOPHY This residence is more than just a rooming house; it is a structured, sober living environment designed to support residents in maintaining a stable, healthy, and productive lifestyle. We provide a substance-free, safe, and structured environment to help all residents achieve their personal goals and maintain a high quality of life. This agreement is designed to foster mutual respect, accountability, and personal responsibility.

B. ZERO TOLERANCE SUBSTANCE ABUSE POLICY

1. **Strict Prohibition:** The use, possession, distribution, or being under the influence of any **illegal drugs, non-prescribed controlled substances, or misused prescription drugs is strictly prohibited on the premises or when representing the house.**
2. **Medical Marijuana & Alcohol:**
 - Medical marijuana (even with a valid card) is **prohibited** on the premises, in the house, or on the property. This is a **zero-tolerance** policy.
 - Alcohol is strictly prohibited on the premises. Residents may not return to the property under the influence of alcohol or drugs.
 - Paraphernalia associated with substance use is prohibited.
3. **Prescription Medication:**
 - All prescription medications must be stored in their original container, with a current prescription label for the resident.
 - Abuse, misuse, or distribution of prescription medication is strictly prohibited and will be treated as a violation of the substance abuse policy.
4. **Compliance & Testing:**
 - Compliance with random, scheduled, and for-cause drug and alcohol screening is a condition of residency. Refusal to test is considered a positive result.
 - A positive test result, or a refusal to test, is considered a violation of the agreement.
 - The presence of any substance in a resident's system, except for a verifiable, properly prescribed medication, is a violation.

C. CURFEW AND SECURITY POLICY To ensure safety, security, and a quiet living environment for all, the following rules apply:

1. **Curfew for Non-Working Residents:** All residents not working a verified overnight shift must be on the property by **12:00 AM (midnight)**.
2. **Curfew for Working Residents:** Residents who provide verifiable proof of an overnight or late-night work schedule will be given a curfew extension for the duration of their scheduled shift.
3. **Enforcement:**
 - **First Missed Curfew:** Formal written warning.

- **Second Missed Curfew:** Meeting with management to create a corrective action plan.
 - **Third Missed Curfew:** This is a violation of the agreement and is considered a serious infraction, which may result in a "Strike" (see Section E).
4. **Quiet Hours:** 10:00 PM to 8:00 AM. Residents and guests must be respectful of noise levels at all times.

D. SOBER LIVING & COMMUNITY RULES

1. **Mandatory House Meetings:** All residents are required to attend weekly or bi-weekly house meetings. These meetings are for discussing house issues, sharing resources, and fostering a community of support.
2. **Chores & Common Areas:** Residents are responsible for their assigned weekly chore and maintaining the cleanliness of their personal space and all common areas (kitchen, bathrooms, living room).
3. **Guest Policy:**
 - All guests must be signed in and approved by management. Overnight guests are generally not permitted. All guests must be off the premises by 10:00 PM.
 - Residents are responsible for the conduct of their guests.
4. **Drug Screening:** Residents are subject to random and for-cause drug and alcohol testing. A refusal to test is considered a positive result.
5. **Supportive Environment:** The use of disrespectful language, threats, intimidation, or violence of any kind will not be tolerated.

E. STRIKE-BASED PROGRESSIVE DISCIPLINE SYSTEM To ensure fairness and clarity, a "Strike" system is used for policy violations.

1. **Strike 1 (Verbal Warning):** Formal, documented meeting to discuss a minor violation or first offense (e.g., 1st curfew miss, minor chore neglect).
2. **Strike 2 (Written Warning & Action Plan):** A second or more serious first offense (e.g., 2nd curfew miss, positive drug test, major chore negligence). A written warning and a corrective action plan (e.g., additional chores, community service, increased meeting attendance) will be implemented.
3. **Strike 3 (Termination of Agreement):** A third strike, or any single egregious violation (e.g., violence, drug dealing, theft), will result in the immediate termination of the residency agreement, with no refund of deposit or prorated rent.

F. EXIT & TERMINATION

1. **Voluntary Exit:** Residents may give 30 days' notice to leave in good standing.
2. **Termination for Violations:** A third strike or a single egregious violation (e.g., violence, drug dealing) results in **immediate termination** of the residency agreement. The resident will be given a 7-day notice to vacate the premises.

3. **Leaving in Good Standing:** Residents who leave in good standing (no active strikes, rent paid, room clean and undamaged) will be eligible for a full deposit return and a positive reference.

Resident Acknowledgment

I, the undersigned, have read, understood, and agree to abide by all the rules and policies outlined in this document. I understand that my residency is a privilege based on my compliance with this agreement.

Resident Signature: _____

Print Name: _____

Date: _____