



## Living Agreement

This residential agreement is entered into on \_\_\_\_\_, by and between Mission House, LLC, d/b/a/ Mission House (hereinafter "Mission House") and \_\_\_\_\_ (hereinafter "Resident") and shall govern Residents living and participation in the sober living community known as Mission House.

1. Zero Tolerance Policy Concerning Use of Drugs/Alcohol. While living at Mission House, Resident is to remain abstinent at all times. Any violation of this rule will result in immediate termination of the Resident's tenancy.
2. Resident agrees to random drug testing, breathalyzer test and room search upon move-in and randomly thereafter. Refusal of testing will lead to immediate termination of the Resident's tenancy. There is a two-hour limit to produce a urine sample. Note: Resident agrees not to consume kombucha, or any products containing alcohol or poppy seeds.
3. All medications to be taken by the Resident must be approved by Mission House. Any violation of this policy will result in termination of Resident's tenancy.
4. The first thirty (30) days of residency any Mission House is a probationary period. During the initial 30-day period Resident shall be required to:
  - \* Join a Home-Group and be active in that Home-Group.
  - \* Obtain a sponsor and be actively working the 12-steps out of the Big Book with their sponsor.
  - \* Secure employment, volunteer work, or be in school at least 32 hours per week and no more than 45 hours per week.
  - \* Abide by a 9 pm curfew each night. Curfew is 10 p.m. after the first 30 days. Resident must be on the grounds between 10 pm. and 6 a.m.
5. The Resident is required to attend a minimum of three (3) outside 12-step recovery meetings per week, on separate days during her tenancy. One meeting must be her home group, and it is strongly suggested that one meeting be a women's meeting.
6. Each Resident must attend the weekly 5:30 Tuesday night dinner, followed by the house recovery meeting.

7. Resident agrees not to enter any new romantic/sexual relationship. Residents agree not to be on any online dating sites. This is a period of getting well and history has shown that new relationships can be detrimental to recovery.

If you have an ongoing healthy relationship you revealed it on your application and we note it here (name)\_\_\_\_\_. Any romantic or sexual relationships between Residents is a violation of the Living Agreement and will result in immediate discharge.

8. No visitors, men, women or children are allowed on the grounds or in house. Residents may meet with their sponsors outside the house (yard, porch).

9. Disruptive behavior by Resident is a violation of living agreement, and will lead to termination of the Residents tenancy. Disruptive behavior includes, and is not limited to the following: physical or verbal abuse/violence, destruction of property, disrespect, lying, theft. Resident will be held legally and financially responsible for any damage to persons and property.

10. For behavior not severe enough to necessitate discharge, but still in violation of Living Agreement, we use a verbal and written warning system. Resident is not to accrue more than two written warnings during her stay. After two (2) warnings Resident is placed on contract violation and the third warning will result in termination of residency.

11. Fees. In connection with Residents application to live and reside at Mission House, there shall be no fees charged for the sober living program provided to the Resident by Mission House. Resident shall be required to pay \$800.00 per month to Mission House as her proportionate share of the rent. The amount of Resident's rental obligation may be increased or decreased by Mission House upon (30) days advance notice. Resident's failure to pay said rental obligation within a reasonable period of 5 days, may result in termination of Resident's tenancy.

Resident will also pay a one-time non-refundable Move-In Fee of \$100, and a Security Deposit of \$400. The Security Deposit is refundable if all rent and damages are paid, and proper move out notice has been given.

12. Consistent with Mission House financial policy, to receive the security Deposit back. Resident is required to live here for a minimum of 3 months, and to give two (2) weeks written notice before moving out, unless other arrangements have been made.

13. Each Resident is required to do a scheduled chore shift each week as assigned.

14. The resident is required to be up and have her bed made at a reasonable time, and to keep bed made when not in it. Bedroom should be kept clean and tidy at all times.

15. No smoking or tobacco chewing in the house. Vaping is allowed in bedrooms. No candles, incense, smudging, or fires of any type are allowed inside or outside the house.

16. Resident should be respectful of house and furnishings. Pictures may be hung on bulletin boards, not walls. Eating is allowed in kitchen/dining room. Water only is allowed in bedrooms or living area.

17. Appropriate clothing must be worn at all times. Sunbathing is allowed in backyard, in bathing suits.

18. Residents may have a laptop computer and phone. Residents may not bring in furniture, televisions, stereos, etc. Space is limited so clothing should be limited to the season. Mission House provides internet and Netflix.

19. Residents may apply for overnights after ninety (90) days. All requirements in provision #4 must be fulfilled, and Resident must be actively working the steps to have this privilege considered.

20. Assumption of Risk, Release & Indemnification. Resident agrees to assume and accept all risks arising out of, associated with or related to Residents participation at Mission House sober living program (the "Premises") including but not limited to those risks which may have been caused in whole or part by the negligent actions or omission of Mission House or its agents. Mission House and its agents shall NOT be liable for any damages or injury of or to the person or property of the Resident, Resident's family, guests, invitees, or agents entering the premises. In Portland or the building of which said premises are part (the {"Premises"}) including but not limited to damage or injury (to person or property) caused in whole or part by the negligent actions or omissions of Mission House or its agents-unless such damage or injury is proximately caused by the reckless or intentional misconduct of Mission House or its agents. Resident hereby release Mission House and its agents from all such liability, and further agrees to indemnify, defend and hold Mission House and its agents harmless from any and all claim or assertions of damage or injury to the person or property of Resident occurring on or about the Premises, with the sole exception of claims for damage or injury proximately caused by reckless or intentional misconduct of Mission House or its agents.

21. Residents application is part of this Living Agreement.

22. Residents move in date shall be\_\_\_\_\_

SEEN AND AGREED TO BY:

Director, Mission House\_\_\_\_\_Dated\_\_\_\_\_

Resident\_\_\_\_\_Dated\_\_\_\_\_