

Rental Agreement

Full Name			
Monthly Rent Rate	\$500.00		
<input type="checkbox"/> Rent is due on the first day of each month. <input type="checkbox"/> Monthly rent payments will be accepted in advance at the reduced rate above.			
Sobriety Deposit	\$150.00 one time		
<input type="checkbox"/> No rent or deposit will be returned in the case of alcohol or drug use.			
Responsibilities of Individual House Members			
<input type="checkbox"/> A resident must have legal employment. If resident has no full time employment, it is required that actively seek employment, applying for no less than 4 jobs per day during the work week. <input type="checkbox"/> Residents must find a home group and attend at least a minimum of 4 meetings per week. <input type="checkbox"/> Resident must have a sponsor and contact him at least 4 times a week. <input type="checkbox"/> Residents are expected to keep the house in clean condition and good repair. <input type="checkbox"/> From time to time residents will be expected to help out on work projects at the house they reside or another recovery house in the area.			
House Rules and Eviction Policies			
<input type="checkbox"/> NO ALCOHOL OR DRUGS WILL BE TOLERATED. ➤ A resident who is accused of such activity will be subjected to a drug or alcohol test. ➤ Any resident who is found by reasonable doubt and suspicion to be under the influence of alcohol or drugs will be evicted immediately. <input type="checkbox"/> No criminal activity or disruptive behavior will be tolerated. ➤ The house has the right to evict tenants that they feel are engaging in any illegal activity or disruptive behavior. <input type="checkbox"/> No smoking allowed INSIDE the house, this includes vapes. No pets of any kind allowed in the house or on the premises. The House mascot is not a pet and therefore exempt. <input type="checkbox"/> Non-residents are not allowed overnight stays. <input type="checkbox"/> House members will abide by ALL house rules. <input type="checkbox"/> There shall be a MANDATORY house meeting on Sunday night at 7:00pm of the director, houseman and the residents. <input type="checkbox"/> Any rents that have not been paid within 7 days of the due date may result in immediate eviction. <input type="checkbox"/> Mr. Pontow reserves the right to change the rules, with notification to residents, at any time.			

- I have read the items above on this application and understand that if accepted at Harbor of Hope, I agree to the terms in all items, including the waiver of any landlord – tenant rights I might have with respect to residency at the Harbor of Hope house. I understand that I fully subject myself to the rules of the house. Deposits will not be refunded if an individual is required to leave. Deposits will not be refunded if the applicant does not stay and or pay for a minimum of 6 months. If leaving is voluntary, and 30 days’ notice is given, the security/sobriety deposit is usually repaid within 2 weeks.
- The nature of the Harbor of Hope house requires immediate expulsion, without notice or refund of the deposit, of any member who is found by the majority vote of the house membership or the management to be using alcohol or drugs, or is involved in any criminal activity, disruptive behaviors, or non-payment of fees or rent.
- Current rent is \$500.00 per month. In addition, there is a one-time sobriety deposit of \$150. To get the deposit back you must be a resident of the house for a minimum of 6 months. Failure to give 30 days’ notice of leaving the house on/by the first of the month, will result in no returned deposit. In addition, no deposit will be returned in the case of removal for alcohol or drug use, or disruptive behavior. Payments to the Harbor are for deposit first, then for the rent.
- We prefer that the sobriety deposit be made on or before the move in date, however, if residents has a shortage of funds, we will accept no less than \$50.00 per month paid on the sobriety deposit until the deposit is paid in full. Deposit is credited first, the rent second.

Signature		Date	
Witness		Date	
		Move In Date	