



Residential Living Agreement

This Residential Living Agreement is entered upon on _____ by and between Resilient Homes, LLC d/b/a Jordan Matthew House (hereinafter "JMH") and _____ hereinafter "Guest Resident"), and shall govern Guest Resident's living and participation in the monitored recovery residence known as Jordan Matthew House at 61 Covell Street, Fall River, MA 02723.

As a guest resident of JMH the following residency terms are as follows:

1. Zero Tolerance Policy Concerning Use of Drugs and Alcohol – While residing at JMH, Guest Resident is to remain abstinent from the use of illicit drugs, alcohol, or non-prescribed medication. Any violation of this policy will result in immediate termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law.
2. Guest Resident agrees that, at the request of JMH staff, Guest Resident shall be subject to a drug test and/or Breathalyzer test upon admission and 1-3 times per week thereafter. Guest Resident can also expect to submit a urine sample at random and upon returning from an overnight privilege at the request of any JMH staff member. The frequency of testing will be determined based on necessity. Optimum Labs Inc. will conduct the urinalysis screenings. **DO NOT EAT ANYTHING WITH POPPY SEEDS ON THEM OR YOUR RESIDENCY WILL BE TERMINATED IN THE EVENT YOU TEST POSITIVE FOR OPIATES.** Any violation of this policy will result in immediate termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law. Guest Resident is allowed a 2-4 hour window to produce a random urine sample upon request of a JMH staff member failure to provide a urine will result in termination of tenancy unless Guest Resident wishes to get blood work done at the hospital with one of our staff AND the bloodwork verifies a negative drug screen. Please note that JMH is not responsible for any costs associated with Guest Resident's bloodwork.

For scheduled urine collections through Optimum labs' Guest Resident is given approximately 15 minutes to produce a urine sample. If Guest Resident has health insurance, Optimum Labs

Inc. reserves the right to bill the Guest Resident's health insurance policy for urinalysis services. If Guest Resident's health insurance does not cover the costs, it is the Guest Resident's responsibility to pay \$20/week up to \$100/month for urinalysis services beginning the fourth week of residency.

3. All medications to be taken by the Guest Resident (prescription and non-prescription) be locked in medication cabinet located in the office. Guest Resident agrees to being monitored while taking his medications during the allocated time frames listed in the JMH policy handbook. Any violation of this rule will result in immediate termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law.

4. Guest Resident will be placed on a probationary period lasting 14 days from the date of entrance and prohibits Guest Resident's to be away from the residence from 9:00pm-5:00am. This probationary period will allow both the staff and Guest Resident a period of time to determine whether this house is an appropriate fit for the resident's needs. Guest Resident's tenancy may be terminated if the operator determines that this is not the appropriate level of care for the Guest Resident.

5. **Fees**. The JMH fee schedule is as follows:

Guest Resident must provide first and last week's rent upon entrance to the JMH. The first week's rent is \$200 and \$150 thereafter.

If the Guest Resident receives SSI, SSDI or another form of monthly income in the amount of \$450 or more the Guest Resident is required to pay monthly. The first month's rent is \$700 and the rent for the remainder of the time in the entry level unit is \$650/month thereafter. Guest Resident will be responsible to pay for the amount of nights from the move-in date to the date of their next monthly income check at the rate of \$25.00 per night upon entrance.

There are no administration fees or guest fee deposits.

Entry Level Unit: (maximum stay 2 years) – Our Guest Residents are assigned a bed in one of our entry level units upon entrance and may be eligible to transition into our less restrictive Transitional Unit after 90 days of residency.

Individuals that pay weekly

- \$200.00 First week

- \$150.00/week to be paid every Friday by 9pm unless approved to pay on a different day (i.e. those who choose to pay monthly)
- Total move-in cost \$350.00

Individuals that pay monthly

- Number of nights from the move-in date to the date of the Guest Residents next monthly check at the rate of \$25.00 (i.e. move-in date 5/19/18, monthly check date 6/3/18. Number of nights between them = 14 nights X \$25.00/night = Total move-in cost of \$350.)
- Total move-in costs: Varies

Upon completing the Entry Level Unit at JMH, Guest Resident may apply to the Transitional Unit however, vacancy is not guaranteed. Please refer to policy handbook for more details.

Transitional Unit: (maximum stay 1 year) – The Transitional Unit prepares individuals to return to the community through promoting independency by providing a less restrictive environment.

- Guest Residents are required to pay on the first of every month
- 1st month's rent - \$650
- 2nd month's rent - \$625
- 3rd month's rent - \$600
- 4th month's rent - \$575
- 5th month's rent and all additional months up to 12 months \$550/month

If the Guest Resident pays weekly and has been accepted into our Transitional Unit, the Guest Resident will be required to pay up front for any nights from the move-in date to the first of the month in the amount of \$25.00/night in the form of cash or money order.

***Personal checks are not accepted.**

*If the Guest Resident's tenancy is terminated for any reason or the Guest Resident decides to go AWOL from JMH, the Guest Resident forfeits any monies paid for that week. If Guest Resident pays monthly, JMH will reimburse the Guest Resident for any monies paid outside of that week within 7-10 business days. The payment will be in the form of a check and will need to be picked up by the Guest Resident or someone on behalf of the Guest Resident upon their request, unless Guest Resident provides an address in which he would like the check to be mailed to.

6. The Guest Resident must adhere to a 5:30 curfew and attend the weekly in-house meeting held every Wednesday evening at 7:00 p.m. unless a work schedule reflecting said day and time is submitted in advance. Guest resident must also attend the 12 step commitment held every Friday at 7:00pm, with the exception of being on an overnight privilege, a work schedule reflecting said day and time was submitted in advance or a written excused absence by a JMH staff member.

7. Guest Resident will be highly encouraged to participate in developing a recovery plan with the Case Manager. It is suggested that the Guest Resident meet with the case manager twice a month to follow-up with recovery goals.

8. Guest Resident will complete chores twice a week once on Wednesday at 5:30p and again anytime on Sunday. Guest Resident is responsible to tell the peer leader of the house when his chore is complete so it can be checked. Personal belongings should not be left out in the common areas overnight.

9. Guest Resident is required to have his bed made by 9:00 a.m. Mon-Sun and keep room clean and neat throughout the day. Guest Residents are not permitted to enter any other bedroom on their unit or any other unit in the building without JMH staff permission.

10. Disruptive behavior by the Guest Resident will not be tolerated and will result in immediate termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law. Disruptive behavior includes, without limitation, the following:

- Physical/verbal threats or violence
- Smoking/vaping in the residence
- Destruction of property
- Disrespect to other house members/staff
- Drug talk/romanticizing
- High risk behaviors
- Gambling in the house
- Participating in the sale, purchase or sharing of any illegal drugs, alcohol or prescription medications

11. Guest Resident is allowed to have visits in our recreational/community room on Saturday and Sunday between the hours of 12p-4p. No more than two visitors at once are permitted, this does not include children

12. Guest Resident may also request an in-unit visit for up to 2 hours with a sponsor/recovery coach/spiritual advisor or person alike. These visits may be held any day and time of the week upon approval of written request. All requests must be submitted to management staff 72 hours prior to the proposed visit.

13. Guest Resident is not permitted to smoke, chew tobacco, use spittoons, e-cigarettes or vape in the house. Any violation of this policy will result in immediate termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law. Guest Resident may smoke in the designated smoking area located in the backyard until curfew.

14. Guest Resident agrees to be respectful of the house and furnishings. No hanging pictures on the wall. Damage to JMH property will not be tolerated.

15. The use of anabolic steroids or pro-hormones is strictly prohibited. Use of either of these substances will result in immediate termination of the Guest Resident tenancy.

16. Good relations are to be maintained with our neighbors and the community, and Guest Resident shall conduct himself accordingly as he is a representation of who we are. If JMH staff feels that the Guest Resident is not representing JMH in a positive manner, JMH staff reserves the right to terminate the tenancy.

17. Guest Resident is expected to stay at JMH for a minimum of 6 months unless the Guest Resident tenancy is otherwise terminated.

18. All Guest Residents are required to give a (30) day notice before moving out.

19. **Assumption of Risk, Release & Indemnification**. Guest Resident agrees to assume and accept all risks arising out of, associated with or related to Guest Residents participation in the JMH monitored recovery residence located at 61 Covell Street, Fall River, MA 02723, including but not limited to those risks which may have been caused in whole or part by the negligent actions or omissions of JMH or its agents. JMH and its agents shall NOT be liable for any damage or injury of or to the person or property of the Guest Resident, Resident's family, guests, invitees or agents entering the premises at 61 Covell Street, Fall River, MA 02723 – including but not limited to damage or injury (to person or property) caused in whole or in part by the negligent actions or omissions of JMH or its agents – unless such damage or injury is proximately caused by the reckless or intentional misconduct of JMH or its agents. Guest Resident hereby releases JMH and its agents, including but not limited to Jocelyn Cabral, from

all such liability, and further agrees to indemnify, defend and hold JMH and its agents harmless from any and all claims or assertions of damage or injury to the person or property of Guest Resident occurring on or about the Premises, with the sole exception of claims for damage or injury proximately caused by the reckless or intentional misconduct of JMH or its agents.

20. Guest Resident agrees to and understands that visual surveillance is being recorded inside and outside of the JMH premises 24/7.

21. Subject to JMH approval of Guest Resident's application and Guest Resident's execution of this separate Residential Living Agreement with JMH, Resident's move-in date at JMH shall be _____.

Please see JMH policy handbook for complete house schedule:

9-3 Rule

Any Guest Resident that does not work or go to school or both will be subject to the 9-3 rule. The 9-3 rule requires Guest Residents who are not working or in school a minimum of 30 hours per week to establish a routine M-F 9a-3p. This routine should consist of looking for work, volunteering in the community, getting active in 12 step meetings etc..

This rule does not apply to any Guest Resident that works or goes to school a minimum of 30 hours per week, and submits their schedule on a regular basis.

Contact Information

Founder/ Director of Operations:

Jocelyn Cabral

Tel: 774-294-9045

SEEN AND AGREED TO BY:

Resilient Homes, LLC (d/b/a Jordan Matthew House)

By: Jocelyn Cabral

Dated: _____

RESIDENT:

Print

Dated: _____

Signature

