



Residential Living Agreement

This Residential Living Agreement (“Agreement”) is entered into on _____ by and between Resilient Homes, LLC d/b/a Jordan Matthew House (“JMH”) and _____ as the (“Guest Resident”). This Agreement shall govern Guest Resident’s living and participation at JMH located at 555 Eastern Ave. Fall River, MA 02723. Guest Resident is entering a shared living arrangement with others in recovery, with access to all common areas and a designated bed that may change upon JMH’s sole determination.

As a Guest Resident of JMH the following residency terms are as follows:

1. Zero Tolerance Policy- Guest Resident is required to remain abstinent from the use of illicit drugs, alcohol, and non-prescribed medications. The Guest Resident must have a valid prescription(s) for any medication(s) they intend on taking while staying at JMH and abide by the prescriber’s instructions with respect to taking all medications. Any breach of these policies will be considered a breach of this Agreement and may result in JMH asking Guest Resident to leave the house. If an “admission” of violating these policies is voluntarily made by a Guest Resident prior to JMH learning of a violation through receipt of lab results or otherwise, the house director will meet with the Guest Resident to discuss treatment options and at JMH’s option, may hold the Guest Resident’s place in the house while Guest Resident receives treatment elsewhere.
2. Drug Test Policy- Guest Resident understands that they will be subject to a drug and/or breathalyzer test upon admission, at random and at scheduled times. The frequency of testing will be based on necessity. Participating in drug testing as set forth herein is a requirement of living at the house and a failure to do so is a breach of this Agreement.

Random Urine Screenings

Upon request by the house manager/director, Guest Resident will be given 2 hours to produce a random urine sample, failure to do so is a breach of this Agreement and may result in Guest Resident being asked to leave the house. The director may honor bloodwork showing a negative result in place of the random drug screen. Please know that JMH is not responsible for any costs associated with Guest Resident’s bloodwork.

Scheduled Urine Screenings

A third-party laboratory comes to JMH every Tuesday and Friday at 4:30am to collect urine samples from all Guest Residents. Guest Residents are required to produce a urine sample, monitored by the collector on both days. All residents have approximately 15 minutes to

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produce a urine sample. JMH recommends that Guest Residents meet with their provider upon entering the house to determine if medically necessary testing is available. Any fees relating to third-party drug testing is the Guest Resident's responsibility.

3. Medication policy- All Guest Resident's medications are kept in a lock box in JMH's medication room. A visiting nurse comes in every morning to administer medications. All morning medications are to be taken with the nurse, noon and evening medications are packed in a daily planner and taken independently. JMH works with a third-party pharmacy who delivers medications daily.

4. Models of Operation

Phase 1:

Upon completing an intake with JMH, the Guest Resident will be placed on phase 1. Phase 1 lasts 14 nights from the date of entrance and is intended to assist the Guest Resident with adjusting to the structure of the residence. During this time, JMH encourages the Guest Resident to read over the handbook and ask questions when necessary. The handbook provided to the Guest Resident with this Agreement has additional requirements and information for the Guest Resident that must be complied with as a condition of residency. This phase also allows the Guest Resident and the director an opportunity to assess whether this residence meets their needs. If it is determined that the Guest Resident needs a different level of support, the director will assist in finding proper placement. The director is not a medical provider and no medical treatment is provided by JMH. JMH offers peer support and guidance in furtherance of Guest Resident's recovery. Guest Residents will be assigned a bed in a dorm style room during this time and will have a 9:00pm curfew (except for Wednesday)

Phase 2:

Upon completing phase 1; If it is determined that the guest resident meets this level of support and is compliant with all policies and procedures, they may be given the opportunity, at JMH's sole discretion, to reside in a single bedroom and will have a 10:30pm curfew during the week (except for Wednesdays) and an 11:30pm curfew on Friday and Saturday.

Phase 3:

This phase is achieved upon completing 3 months of residency, not getting any "tally's" for the last month and remaining compliant with all policies and procedures with a minimum of 3 months clean and sober. Guest Residents who are looking to phase up to level 3 must complete an application and meet with the director to review goals and aftercare plan. The director will determine the Guest Resident's readiness for this phase and will approve Guest Residents accordingly. If approved, the Guest Resident will be considered a "Senior Peer" and will practice more independence and have less structure than those on phase 1 and 2.

Phase 4:

This phase is considered the graduate phase. Once the Guest Resident has completed 1 full year on Senior Peer status, the Guest Resident will have the opportunity to become a graduate resident. Graduate Guest Residents are typically residents who have demonstrated independent living skills and are less reliant upon peer support and structure to remain clean

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and sober. Graduate Guest Residents will have more flexibility in their lifestyle and certain policies and procedures will no longer apply to Graduate Guest Residents. However, they will still be drug tested at random and are required to remain clean and sober.

4. Fee Policy

Rent for Guest Resident's that get paid weekly, bi-weekly or that have someone paying on their behalf are required to pay \$350.00 upon moving in.

All Guest Residents are assigned a bed in a dorm style bedroom upon entrance.

- \$175.00 First week
- \$175.00 Last week
- Total rent to move-in \$350.00

Rent for Guest Residents that receive monthly benefits

Guest Residents that receive monthly income of at least \$500 are required to pay monthly on the same day they receive their income check (even if they are working and get another check weekly). If a Guest Resident receives two monthly checks their rent due date will be based on the day they receive the check in the greater amount.

Move-in costs are calculated by multiplying the number of days left in the month by \$25.

Residents that pay monthly must wait until their rent due date after the initial 14 days to move into a single bedroom.

There are no administration fees or guest fee deposits.

***Personal checks are not accepted.**

5. Refund Policy

In order to be eligible for a refund, all Guest Residents must provide a 14-day written notice of termination. All notices are to be submitted to the office during office hours.

6. The Guest Residents must adhere to a 5:30pm curfew on Wednesday's and attend an in house meeting from 6:45pm-8:00pm. If the resident provides JMH with a work schedule prior to the beginning of the work week that reflects he will be working during those hours, the resident may be excused.

7. Guest Residents must attend a 12-step meeting or psycho-educational group every Friday night from 6:45pm-8pm and may sign back out until curfew. If the Guest Resident has taken an overnight privilege from the previous day they may be excused. Please know that overnight privilege requests for Friday's do not get approved unless the request is for after 8:15pm.

8. If the Guest Resident does not work or go to school for a total of 24 hours/week they will be subject to the "9-1 rule". The "9-1 rule" requires Guest Residents to establish a routine M-F 9a-1p. This routine should consist of looking for work, volunteering in the community, participating in a day program, IOP, or recovery center from 9a-1p. All Guest Residents are required to submit their schedules weekly by Sunday night for that week.

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9. The Guest Resident will be highly encouraged to participate in developing a recovery plan with a recovery coach. It is suggested that the Guest Resident meet with the recovery coach weekly to follow-up with recovery goals.

10. The Guest Resident will complete chores twice a week, on Wednesday at 5:30pm and Sunday at 9:00am with all the other residents.

11. Guest Resident is required to have their bed made by 9:00a.m. Mon-Sun and keep their room clean and neat throughout the day. To respect others' space and belongings, at no time is the Guest Resident allowed to be in another resident's bedroom. This may result in phasing down to phase 2 and placed in a shared bedroom.

12. The Guest Resident may have visitors any day of the week from 9:00am until 4:00pm except for Sundays from 9am-10am due to chores being done. Visitors are required to stay on the 1st floor and cannot enter any bedrooms. All visitors must sign in and out on our visitor log in the entryway.

13. The Guest Resident is not permitted to smoke, chew tobacco, use spittoons, e-cigarettes or vape inside the house. They may smoke in the designated smoking area located to the left of the handicap ramp. Guest Residents are not permitted to go outside and smoke after house curfew, which is 10:30pm during the week and 11:30pm on Friday and Saturday.

14. Guest Resident's compliancy will be monitored and recorded on a "Policy & Procedure Tracking Sheet" each week. If the Guest Resident receives 3 or more tallies for moderate violations in any given week their conduct will be considered a breach of this Agreement, subject to director accepting Guest Tenant's agreement to cure the conduct. If the Guest Resident receives 1 tally for a severe violation in any given week the Guest Resident may also be deemed in violation of this Agreement, at the discretion of the director. Please refer to the handbook for more details.

15. Disruptive behavior by the Guest Resident will not be tolerated and will be considered a severe violation which shall be a breach of this Agreement and may result in the Guest Resident invalidating their tenancy.

Severe violations include, without limitation, the following:

- Not following the drug test policy and procedures
- Physical/verbal threats or violence
- Smoking/vaping in the residence
- Destruction of property
- Drug talk/romanticizing
- Gambling in the house
- Participating in the sale, purchase or sharing of any illegal drugs, alcohol or prescription medications
- Not paying the rent by Friday at 9:00 pm for a second time
- Being out of the residence overnight without permission. (Please know, If guest resident's work schedule reflects that he departs from work anytime between curfew (10:30pm or 11:30pm) and 5:30am guest resident will have a 45 minute travel time to get to work and to return to the residence.

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- Touching the thermostat or surveillance cameras
- Having visitors in the house after 4pm or bringing visitors in any bedroom.

16. The use of anabolic steroids or pro-hormones is strictly prohibited.

17. All Guest Residents are to refrain from eating anything with poppyseeds as it may cause a false positive on a drug test and could jeopardize his stay at JMH.

18. Good relations are to be maintained with our neighbors and the community. The Guest Resident shall conduct himself accordingly as he is a representation of the house.

19. Guest Residents are encouraged to stay at JMH for a minimum of 6 months.

20. All Guest Residents are required to give a 14-day notice before moving out.

21. In the event of a physical injury on or off the property all Guest Residents are to report to the director.

22. The Guest Resident agrees to and understands that visual surveillance is being recorded inside and outside of the property 24/7.

23. Subject to JMH approval of Guest Resident's application and interview the Guest Resident's move-in date shall be _____.

The Guest Resident understands and agrees to all residency terms listed in this Agreement. The Guest Resident also understands that any violation of this Agreement is a violation of Guest Resident's tenancy and may result in termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law.

Contact Information

Owner/Director of Operations: Jocelyn Cabral Cell #: 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