

Peace of Life Homes

RESIDENT AGREEMENT

This Resident Agreement ("Agreement") is entered into between **Peace of Life Homes** ("Operator") and the undersigned resident ("Resident"). This Agreement governs the terms of residency at the property located at the address listed below. By signing this Agreement, Resident acknowledges and agrees to all terms set forth herein.

I. Parties & Property

Resident Name: _____

Property Address: _____

Room / Bed Assignment: _____

Move-In Date: _____

II. Nature of Residency

Resident acknowledges and agrees that:

2.1 This Agreement creates a **license to occupy**, not a lease or tenancy. Peace of Life Homes is a recovery residence, not a rental property governed by landlord-tenant law. Resident does not acquire any property interest, tenancy rights, or exclusive possession of any portion of the premises.

2.2 Residency is **contingent upon active participation in recovery**. Failure to maintain sobriety, attend required meetings, or abide by house rules shall constitute grounds for immediate termination of this Agreement.

2.3 This is a **communal living environment**. Resident shares common areas — including kitchen, bathrooms, living areas, and outdoor spaces — with other residents. Resident agrees to respect the rights of all other residents to quiet enjoyment of the premises.

III. Financial Terms

Monthly Fee: \$_____ per month

Security Deposit: \$_____

3.1 Monthly fees are due on the **1st of each month**. A late fee of \$25 applies after the 5th.

3.2 The security deposit is refundable upon departure, less deductions for damage (beyond normal wear and tear), unpaid fees, excessive cleaning, or unreturned keys/codes.

3.3 The first month's fee and security deposit must be paid in full before move-in. No exceptions.

IV. House Rules & Code of Conduct

4.1 Resident acknowledges receipt of, has read, and agrees to abide by the **Peace of Life Homes House Rules & Code of Conduct**, which is incorporated into this Agreement by reference.

4.2 Resident understands that violation of any Zero Tolerance rule will result in immediate discharge without refund.

V. Drug & Alcohol Policy

5.1 Resident agrees to maintain **absolute sobriety** for the duration of residency. Possession, use, or being under the influence of alcohol, illicit drugs, or unauthorized substances is strictly prohibited.

5.2 Resident consents to **random drug and alcohol screening** at any time, without prior notice. Refusal to submit to screening will be treated as a positive result.

VI. Safety & Security

6.1 Resident consents to **video monitoring in common areas** (kitchen, living room, exterior entrances) for the safety and accountability of all residents. Cameras are not present in sleeping areas or bathrooms.

6.2 Resident will **not share their keypad entry code** with any person and will not permit unauthorized individuals to enter the premises.

6.3 Resident will not bring firearms, weapons, or illegal substances onto the property.

VII. Departure & Termination

7.1 Voluntary Departure: Resident must provide two weeks written notice before departing. Failure to provide notice may result in forfeiture of the security deposit.

7.2 Administrative Discharge: The Operator may terminate this Agreement at any time for violation of house rules, failure to pay fees, behavior that threatens the safety or recovery of other residents, or any other reason deemed necessary for the well-being of the home.

7.3 Zero Tolerance Discharge: Certain violations (as defined in the House Rules) will result in immediate discharge without refund. Resident must vacate immediately.

VIII. Liability & Acknowledgement

8.1 Resident assumes all risk of personal injury, property damage, or loss of personal belongings while on the premises. The Operator is not responsible for lost, stolen, or damaged personal property.

8.2 Resident acknowledges that Peace of Life Homes is a recovery residence and **not a licensed treatment facility**. The Operator does not provide medical care, clinical treatment, or counseling services.

8.3 In the event of a medical emergency, Resident authorizes the Operator to contact emergency medical services and the emergency contact listed in the Resident's application.

Peace of Life Homes does not discriminate on the basis of race, color, religion, national origin, sex, sexual orientation, gender identity, age, disability, familial status, source of income, or MAT status. We operate in compliance with NARR Standards 3.0 and the Social Model of Recovery.

IX. Signatures

By signing below, Resident acknowledges that they have read, understand, and agree to all terms of this Agreement, including the incorporated House Rules & Code of Conduct. Resident further acknowledges that they have received a copy of this Agreement for their records.

RESIDENT SIGNATURE

DATE

PRINTED NAME

OPERATOR / HOUSE MANAGER SIGNATURE

DATE

PRINTED NAME

Peace of Life Homes | 804-640-8880 | peaceoflifehomes.com
Copy provided to Resident upon signing.