

# Resident Lease Agreement

Resident Name: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

1. This lease agreement is between Stepworks Sober Living and you (the resident).
2. The leased premises is located at \_\_\_\_\_ Regency Way, Apartment # \_\_\_\_\_, Elizabethtown, KY 42701.
3. You will pay Stepworks \$20.00 per day according to the following chart:

Admitting directly from residential treatment to PHP?	Admitting directly from residential treatment to IOP?	Admitting directly to IOP?
You will not be charged for rent until fourteen days after you graduate from PHP. (This grace period gives you time to get a job and start earning.)	You will not be charged for rent until fourteen days after admission. (This grace period gives you time to get a job and start earning.)	Rent is \$20/day.
Fourteen days after PHP graduation, you begin accumulating a balance of \$20/day.	Fourteen days after admission, you begin accumulating a balance of \$20/day.	On your first Friday with us, you will settle your accumulated balance (\$20/day) and also pay \$140 for the coming week.
On the next Friday, you will settle your accumulated balance (\$20/day) and also pay \$140 for the coming week.	On the next Friday, you will settle your accumulated balance (\$20/day) and also pay \$140 for the coming week.	You then owe \$140 every Friday.
You then owe \$140 every Friday.	You then owe \$140 every Friday.	
Applying for the UNITE grant?		
It covers your rent during IOP. The payment schedule (\$20/day) goes into effect when you graduate from IOP.		

4. You agree that the schedule above clearly explains the payment schedule.
5. Stepworks Sober Living sends statements by text message every week. (You must provide a working cell phone number upon admission.) You will only receive one statement per week. If you change your cell phone number, it is your responsibility to notify our team.
6. You must provide a 30-day notice to the Sober Living manager before vacating.

7. Payment for Weeks 1 and 2 is non-refundable.
8. Rent is still due for days away from the facility (even for excused absences and overnight passes).
9. Unused rent will not be refunded if any of the following occur:
  - You give less than a 30-day notice before vacating.
  - You damage the premises.
  - You are administratively discharged from the program.
  - You threaten or commit violence of any kind.
  - You commit any other violation deemed egregious by Stepworks Sober Living staff.
  - If you are due a refund for unused rent, this must be requested at your exit interview.
10. You may only reside at the leased premises under the following conditions:
  - You comply with the terms in this document.
  - You comply with the terms in the **Agreement to Standards, Policies and Testing** document.
11. Stepworks provides a sober living residence only. Stepworks does not restrict residents from making their own personal choices as long as they comply with the terms of this document and the **Agreement to Standards, Policies, and Testing** document.
12. You acknowledge that you have inspected the leased premises and find it suitable for your intended use. In addition, by signing this agreement, the resident waives any claims against Stepworks for personal injuries and loss of belongings, except to the extent caused by Stepworks' negligence.
13. Any damage to property as a result of your negligence will be your responsibility to fix or replace.
14. You must be responsible in your use of utilities (water, electric). If you abuse utilities, you may be fined or required to pay the overage.
15. Stepworks does not carry insurance for your personal property or belongings.
16. You must immediately notify Stepworks, in writing, of any incident resulting in injury or loss. This must include a full account of the incident in detail.

**RESIDENT LEASE AGREEMENT**

I, (print name) \_\_\_\_\_, have read, understood, and agreed to the terms of this document. I also acknowledge receipt of a copy of this Resident Lease Agreement. This agreement is signed and effective on the date below.

Resident Signature: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Team Member: \_\_\_\_\_ Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_