



ZACHARY HORTON  
FOUNDATION

## **Zach's House on Ellery**

### **AGREEMENT**

Zach's House on Ellery Sober Living and \_\_\_\_\_ agree to the following program terms:

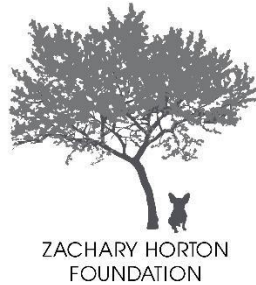
1. The rental fee is \$750.00 per month. The rent is due on the 1st day of every month. Individuals entering after the first of the month will have fees prorated. Rent will be considered late by the 7th. Late rent payments will incur a \$25.00 late fee. Failure to pay rent by the 8th will be grounds for dismissal.
2. The rental fee includes room, house cleaning supplies, illicit drug and alcohol testing supplies, utilities, bed linens, pillows, towels and the use of a full kitchen.
3. No pets are allowed.
4. Residents are responsible for their own food, personal hygiene products, and telephone.
5. An initial payment of \$750.00 is due at the time of move-in. Payment must be made with either cash or Venmo/Cash App/Apple Pay or PayPal. No personal checks will be accepted.
6. Management requires 30 days' notice when a resident is leaving on good terms.
7. There will be no refunds for dismissal/discharge from the house.
8. Failure to follow house rules may result in dismissal. Serious infractions such as theft of property, physical force against another person living in the house, bringing drugs or alcohol on the premises, failure to pay rent, etc. may result in immediate dismissal (see Guidelines for additional clarification).

*I understand and agree to the above terms.*

Applicant's Name (please print): \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

House Manager/Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_



## **Zach's House on Ellery**

### **HOUSE GUIDELINES**

*We are excited that you chose our Sober Living Environment (SLE) as the next step in your journey. Our goal is to provide a supportive, safe place for you to continue your recovery. We are committed to providing and maintaining an environment of integrity and safety so that everyone who enters our doors has the chance of starting anew in a semi-structured, home setting. For our residents to be successful, we have compiled a list of house guidelines that are to be adhered to while maintaining residency.*

1. ZERO TOLERANCE for drug or alcohol use. No engaging in substance use, manufacturing, possession, and/or distribution will be tolerated. If I am taking prescription medications (non-narcotic only, apart from Medication Assisted Treatment) that are prescribed by a doctor, I will provide that information at the time of initial intake. I agree to use the available lockers secured by my lock to store my medications. I am responsible for taking my medications as prescribed by my doctor,

If I am prescribed prescription medications (non-narcotic only, apart from Medication Assisted Treatment) by a doctor during my stay at this residence, I will contact the house manager immediately to report this.

I agree to submit to weekly drug/alcohol screens administered by management to maintain residency. Random screens will also be conducted at the discretion of management. If you are suspected of being under the influence, you will be asked immediately by the house manager to submit to testing. In the event you refuse, or test positive for a substance, the house manager has the right to discharge you from the house immediately. Individuals on Medication Assisted Treatment agree to have the levels of the medicine randomly checked to confirm compliance with their treatment regimen.

2. ZERO TOLERANCE for stealing. I agree not to steal others' property while I am a resident of the house. This includes personal property and food.
3. ZERO TOLERANCE for destruction of house or another resident's property.
4. ZERO TOLERANCE for physical force or verbal harassment, vulgar language, and obscene gesturing. Aggression and/or violence with any resident will not be tolerated.
5. Zero tolerance for weapons. No weapons of any kind are permitted on the premises.

6. I agree to enroll in an outpatient treatment program within the first two weeks of becoming a resident and/or attend at least 3-5 outside meetings per week (i.e., Smart Recovery, Celebrate Recovery, AA/NA/FA, etc.). Attendance will be regularly monitored.
7. I agree to follow the set curfew(s). For new residents, curfews may be more restrictive. If I am unable to make curfew, I will contact the house manager to discuss this prior to the curfew.
8. I agree to attend the weekly house meeting which is mandatory. The day/time of this meeting will be determined by house management.
9. Residents must sleep at the house each night unless prior arrangements have been made with the house manager. I understand that overnight stays away from the house are a privilege and must be cleared with the house manager 5 days prior to the date requested. Weekend passes may be available; please inquire with the house manager for specific information. Residents are required to submit to a urine analysis upon returning from an overnight pass.
10. There's absolutely no loitering in front of the property. Noise is to be kept to a low level when congregating in the backyard. Please be respectful of the neighbors.
11. Parking is limited at the home. I understand that I may need to use on-street parking where available.
12. I agree to keep my room clean and orderly at all times, make my bed every morning, as well as maintain the cleanliness of the common areas. Resident's beds are to be made when the residents are not in them. There is to be no food or drinks other than water in resident's rooms. Residents are expected to sleep in their rooms, not in the common areas.
13. There are to be no alterations or modifications to the property or house. Any damage to the house or property will be the financial responsibility of the resident.
14. I agree to do weekly chores outlined by the House Manager when assigned and to participate in any special projects that are requested by the manager of the house.
15. This residence is smoke-free. There is no smoking or vaping inside the house at any time. Smoking is allowed outside. Cigarette butts must be disposed of properly.
16. Residents are not permitted to have overnight guests. All visitors to the property must be approved by the house manager. Any visitor to the property will be asked to leave immediately if the house manager or residents suspect any use of illegal or illicit drugs, including alcohol. Residents who have been asked to leave due to their own breach of rules will not be permitted back on the property. Any guests will be limited to the common areas of the house.
17. Lost or stolen property is not the responsibility of the Zachary Horton Foundation.
18. I agree to retrieve my belongings and personal effects no later than 72 hours after leaving the residence. I understand that if I do not, they will be donated to charity.
19. House rules are subject to change to maintain the safety and integrity of the house. In the event of any changes or addendums to the rules, the director/owner will notify all residents immediately.

20. Compliance with Laws: Both the tenant and landlord agree to abide by all applicable tenancy laws for the state of California. This agreement shall comply with all state laws and regulations concerning residential tenancies.

21. Non-Discrimination: The landlord affirms that it does not discriminate against Tenant or applicants based on gender, sex, race, color, ancestry, religion, sexual orientation, military/veteran status, age, national origin, gender identity/gender expression, marital status or disability, in accordance with federal, state and local fair housing laws.

*I have read and fully understand the house guidelines and agree to abide by them. I understand they are subject to change at any given time, as management requires. I understand that failure to follow the rules and/or responsibilities may result in my expulsion. In the event of expulsion, I understand that any rent made to the house will be forfeited.*

Applicant's Name: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

House Manager/Director Signature: \_\_\_\_\_ Date: \_\_\_\_\_