



VERUS COMMUNITY HOUSE

Resident Agreement 6415 Hampshire Pl N. Golden Valley MN 55427

Guiding Principles: Verus Community House promotes safety, security, accountability, service opportunities, discipleship and the 12 Steps of AA. The resident will comply with the following expectations:

- **Monthly Rent – \$750 on private rooms. Security deposit \$500. (If security deposit is paid personally, \$300 will be refunded upon departure after \$200 cleaning fee. If paid by Hennepin County, \$200 will be refunded upon departure, less any damages incurred). Should resident be dismissed from the Verus community house due to the failure to comply with resident agreement, the entire security deposit plus any pre-paid rent amount will be forfeited.**
- Pay on time the 1st of every month. (Must submit payment in the form of a **check or money order** to staff. A **\$35.00 late fee will be added** if not paid by the 5th of the month. _____)
- Total abstinence from alcohol and drugs. Must have no less than 30 days of verified sobriety before moving into Verus House. All doctor prescribed medications must be made known to staff. **Suboxone/Methadone not allowed.** (Must submit to random alcohol and drug testing.)

- 11:00 pm curfew Sunday through Thursday, 1:00 am curfew Friday and Saturday. _____
- Resident will communicate with resident manager and all residents (either call or text) if unable to be home by curfew or if taking any overnight stays. _____
- Resident will be expected to keep his room clean. (Bed made daily, clothes hung in closet or folded in dresser, trash emptied, and carpet vacuumed). Resident will also complete an assigned weekly house chore assigned by resident manager. _____
- Weapons of any kind are prohibited on the premises. _____
- Resident will have a mentor/sponsor with whom he meets on a regular basis. _____
- Resident is encouraged to serve at least 2 community service opportunities per month, and attend a recovery group or church on weekly basis. **Saturday Mighty Men meeting at Verus House is considered a recovery group and a community service opportunity.** _____
- Resident will have either full-time or part-time employment (1st shift only) before moving into Verus Community House, and continuing employment during his entire stay. If he loses/changes his job for any reason it must be reported immediately to staff. _____

- Verus Community will cover up to \$1000 per year per resident for mental health counseling, life coaching, or a spiritual direction counselor. Please see staff for help in getting connected with these services.
- Resident authorizes Verus House to remove any/all personal items at their discretion exactly two weeks after resident has either given notice (in writing or via text message) to vacate or has been asked to leave the program for any reasons that are stipulated within the Resident Agreement. This release applies to any/all personal items located anywhere in the room that was occupied during resident's stay at Verus House as well as any items located in the common areas of the house or garage. Resident forfeits recovery of any personal items or remuneration after this two-week time period has elapsed. _____

It is our intent to provide you with a supportive environment that will help you grow mentally, spiritually and physically. Our desire is for you to be free from drug and alcohol addiction and move into a life of community, purpose, and peace. We ask each of our residents to fully consider this commitment. _____

Before moving out of Verus Community House, all residents must submit a **written notice to staff 30 days from the first of a given month**, as well as continue to follow all expectations above. Failure to do so will result in forfeit of security deposit and any pre-paid rent amount. _____

Verus Community House staff reserves the right to change or amend this agreement at any time, and will provide those changes in writing to the residents for updated agreement. _____

Resident: _____ Date _____

Staff: _____ Date _____

VERUS COMMUNITY HOUSE: Code of Ethics

Our staff agrees that our relationship with residents will be guided by the following code of ethics:

- 1) They will be dedicated to recognizing the dignity and worth of all those who we serve. At all times managers or other staff shall treat each resident with respect and dignity.
- 2) They will maintain an alcohol and drug free environment.
- 3) Management will provide a safe and secure house for residence.
- 4) They will maintain quality housing that is consistent with the quality of the neighborhood. We will demonstrate activities that benefit the immediate neighborhood.
- 5) No physical violence or threats of violence are ever tolerated in the home.
- 6) Managers or other staff will not become romantically or sexually involved with a resident or anyone the transitional house is assisting.
- 7) Managers or other staff shall not become involved with residents financial or business affairs. This involves borrowing or lending money, buying or selling property or other financial transactions. Staff will provide budgeting suggestions and tools for tenants own use as well as supporting residents by referring qualified financial advisors as needed.
- 8) Managers and other staff will respect the privacy and personal rights of all residents.
- 9) Management will assure as much as reasonably be expected, that no firearms are allowed on the transitional living premises.
- 10) We will adhere to the Safety, Health and Management standards set forth. (see reverse side)
- 11) Management will continue to encourage community meals and special occasions to build a stronger community with in the home and larger neighborhood.
- 12) Management will be dedicated in practicing prayer for individuals and spiritual support and referrals.
- 13) Management will where possible assist in referrals and support individuals with new job opportunities and referrals.
- 14) Management will continue to support community service projects and development.
- 15) We will continue to seek out how we can best serve our tenants.
- 16) Management will continue to make available the facilities for AA meetings and other events that prove to encourage continual support in recovery process.
- 17) We will continue to seek out programs and ways of helping resident in making steps towards independent living. Our intent is that in all that we do, we assist each resident to be better prepared for their next step into the community.

The Verus Community house operates on the principle that everything we do in working with tenants is to support the transitional nature and mission of the home. Management believes that the above contractual and covenant commitments in this agreement are done to assist the tenant in a successful transition in the process of full recovery and healthy independent living. All of our activity must have in mind assisting residents to become free from addiction and future involvement in the criminal justice system. By doing so, we together we help create a better future for all and an even more valued member of the community.

Signed, Verus Management: _____

Date: _____



Verus House Standards:

Safety:

1. Working smoke detectors in all sleeping rooms.
2. Accessible fire extinguisher in kitchen.
3. Minimum of 2 exits.
4. Property address posted and easily seen on the Front of home.
5. Smoking is prohibited inside the home or near hazardous areas.
6. Approved safety disposal containers for cigarettes.
7. No extension cords or stringing of extension cords to power space heaters or other electronics.
8. No piles of newspapers or cloths or stored material that can create a fire hazard. Rooms are kept free of clutter.
9. Building meets local building and safety codes.

Health:

- 1) No signs of roaches, mice or other pests.
- 2) Kitchen appliances are clean and well maintained.
- 3) Minimum of 1 refrigerator for every 7 residences.
- 4) Refrigerator temperature reads 36-44 degrees and freezer at approximately 0 degrees.
- 5) Adequate clean food storage space.
- 6) Bathrooms are clean and orderly.
- 7) Minimum 1 bathroom per 7 residences.
- 8) Furniture and furnishing are clean and of reasonable quality and not in disrepair.
- 9) Sleeping rooms provide all residents with adequate space.

House Management:

- 1) Clear acceptance criteria for all applicants.
- 2) Personal information sheet is kept for all residents.
- 3) All residents sign a resident agreement.
- 4) Residents have a role in the upkeep of the home, yard and driveway.
- 5) Management does not provide clinical recovery or treatment services as defined by state licensing.
- 6) Management has signed a code of ethics agreement.
- 7) Building and grounds are well kept and consistent with the neighborhood.

Signed, Verus Management: _____

Date: _____