



The Lakes Recovery Lodging Agreement

This (up to) 24-month Residential Lease Agreement is entered into this _____ day of _____, by and between The Lakes Recovery (hereinafter “TLR”) and _____ (hereinafter “Resident”), and shall govern Resident’s living and participation at The Lakes Recovery located at: 404 4th Avenue NE, Brainerd, MN 56401.

Zero Tolerance Policy Concerning Use of Drugs and Alcohol –

- While living at TLR, Resident is to always remain clean and sober, and shall refrain from the use of alcohol, illegal drugs, or prescription drugs for which you do not have a valid prescription. Drug Paraphernalia and off label use, dosing, or administration of prescribed drugs constitute a violation of this rule. Any violation of this rule will result in immediate termination of the Resident’s tenancy.
- Resident agrees that, at request of TLR, you shall be subject to a drug test, Breathalyzer test and room search upon move-in and randomly thereafter. Any violation of this rule will result in immediate termination of the Resident’s tenancy. There is a 2-hour time limit to produce a urine sample.

Note: Resident agrees not to consume food with poppy seeds.

I understand I will have a UA after any overnight pass_____.

- All medications to be taken by the Resident (prescription and non-prescription), must be pre-approved by TLR staff. Any violation of this rule may result in termination of the Resident’s tenancy.
- The first Thirty (30) days of residency at TLR is a probationary and orientation period.

Resident shall be required to:

- Join and be active with any in-Home Group Activities.
- Secure employment of at least 32 hours per week (maximum of 50 hours), be a full-time student, or be active in at least 24 hours of ongoing volunteer work, training, or treatment.
- Abide by a 10 p.m. curfew each night, 12pm on weekends. (This may be extended for work)
- Fees - In connection with Resident’s application to live and reside at TLR, this fee shall entitle Resident to live at TLR and participate in all aspects of its Independent Living Program.



The Lakes Recovery Lodging Agreement

- Self-Pay Residents shall be required to pay \$650 for a single room, \$600 for a double room per month to TLR. A \$200 deposit is required upon moving in. If this is a financial hardship, resident can pay \$50 per month for 4 months. Single rooms are only available on a limited basis. Resident's failure to pay said obligation within a reasonable period may result in termination of Resident's tenancy. Payment may be made by either cashiers check, Venmo or Cash App. Cash is not accepted. If resident is asked to leave TLR for violating rules, or has 2 written warnings, this deposit and their fee WILL NOT be reimbursed.

RESIDENT AGREES TO:

- Attend weekly house meeting (Day and time determined by house manager)
- Complete assigned chores
- Be up and have bed made by 9am
- Keep your room and all common areas, inside and outside of the house clean
- Co-operate with Managers requests
- Continue mandated counseling (if applicable)
- Attend support group meetings (AA, NA, etc.)
- Volunteer in the community when asked
- Attend Life-skill training and sessions when offered
- Work, attend schooling, volunteer or treatment
- All visitors must be approved by a manager and are restricted to the common area of the house. All visitors must be sober and be respectful of other residents' privacy
- **Children may visit overnight on weekends with manager approval.**
- No smoking of anything in the house or front porch area. Smoking is allowed on the front patio or the backyard. Please safely dispose of cigarette butts.
- Be respectful of the house and furnishings. No hanging pictures on the walls, stickers, painting, etc.
- Disruptive Behavior by the Resident will not be tolerated and will result in immediate termination of the Resident's tenancy. Disruptive behavior includes, and is not limited to, the following:
 - Physical or verbal abuse/violence.
 - Destruction of property
 - Disrespect to other house members
 - Lying, dishonesty or theft



The Lakes Recovery Lodging Agreement

- Resident will be held legally and financially responsible for damage to persons and property.
- This includes for inside or outside our residence, and in the community.
- If any illegal behavior is exhibited, or new charges are brought about, while a resident, your residency will be reviewed by TLR and the House Manager for a determination.

Note: Resident is not to accrue more than 2 written warnings during residency. The third violation will result in termination of the tenant's residency.

Consistent with TLR financial policy, Resident is required to give house management a 2-week written notice before moving out.

If resident is asked to vacate the property, TLR will assist with finding the resident a more suitable place to reside based off resident's needs. Consistent with TLR financial policy, Resident is not entitled to any refund if resident is asked to leave.

16. Resident will pay \$650 per month with a \$200 deposit. Deposit may be paid in \$25.00 monthly installments.

18. Resident may terminate this lease with a 30-day written notice.

TLR representative printed name

Resident printed name

TLR representative signature

Resident signature

Date: _____

Date: _____

Cell #: _____

DOB: _____

Sobriety Date: _____

Occupancy Date Begins on:



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EMERGENCY CONTACT: (All Residents must fill out!)

Name: _____

Phone Number: _____

Name: _____

Phone Number: _____