



License Agreement

HARDY'S HOME INVESTORS

P.O. BOX 769

Sugar Land, Texas 77487

info@hardyhomeinvestors.com

This License Agreement (the "Contract") is made on _____, by and between:

- HARDY'S HOME INVESTORS, hereinafter referred to as "Licensor," with a principal address at P.O. BOX 769, Sugar Land, TX 77487.

- The Licensee: _____, hereinafter referred to as "Licensee," with a mailing address at _____

1. Purpose and Premises

- The Licensor agrees to provide lodging and related services at _____ (the "Premises") to the Licensee, subject to the terms and conditions set forth in this Contract.

- Term: The initial term begins on _____, and ends on _____, unless earlier terminated in accordance with this Contract. Thereafter, the term may be renewed upon mutual written agreement.

2. Fees and Payment

- Licensee Fee: The Licensee shall pay a one-time non-refundable application of 50.00, due at the time of License application. This fee is not deposit. It is solely used for administrative and background check purposes.

- Housing Fee: The Licensee shall pay a weekly or monthly rate of _____ for the Premises, due at move in and every 7 days or the 1st of the month if monthly. If moving in on any day other than the 1st will be prorated.
- Security Deposit: A security deposit equal to one (1) time the Housing Fee is required to cover damages beyond ordinary wear and tears. It is refundable upon vacating, less deductions for damages as determined by the Licensor.
- Late Fees: If payment is not received by the end of the grace period (the 3rd day after the due date), a late fee of \$100.00 per day may apply, beginning on the 4th day after the due date. The daily late fee continues until full payment is received.
- Payment Method: Payments may be made by Zelle, voucher, bank deposit or wire transfer.

-Rules and Compliance

The Licensee agrees to comply with the following rules (the “Rules”). The Rules are reasonably designed to ensure safety, comfort, and harmonious living for all residents.

3.1 General Conduct

- **Respectful interaction:** No harassment, threats, or violence toward other residents, staff, or guests.
- **Noise:** Quiet hours from 11:00 PM to 5:00 AM daily.
- **Cleanliness:** Keep your living area, common areas, and shared facilities tidy and free of hazards.
- **Prohibited Behavior:** No illegal activities, misuse of property, or actions that pose a risk to others.

3.2 Housing and Use

- **Occupancy:** Only the Licensee and approved guests listed in writing may occupy the Premises; overnight guests require prior notice/approval.
- **Pets:** Not Allowed. No pets of any kind are permitted on the Premises or in the Common Areas, except service animals as required by law. In the case of animal service, proper documentation must be on file and an additional deposit will be required. The

Licensors may grant a written exception at their sole discretion with any applicable conditions.

- **Furnishings:** Do not remove or damage furniture and fixtures; report any damage promptly.

- **Guests:** Guests must abide by all Rules and check-in/out procedures; stay limits may apply.

3.3 Safety and Health

- **Fire safety:** No open flames, smoking in prohibited areas, proper disposal of cigarettes. Some homes may have designated smoking areas. Keep exits clear.

- **Security:** Lock doors and windows; do not lend keys or access codes to others. Individual access codes will be given to each member.

- **Inspections:** The Licensor may conduct reasonable inspections with prior notice, except in emergencies.

4. Rotations, Cleaning, and Visitation

4.1 Rotations

- **Restrooms:** Cleaning of restrooms will be performed daily and rotated among the members in the home based on a rotation schedule determined by the total number of members. Clean after each use.

- **Common Areas:** Cleaning and upkeep (kitchen, dining room, living room) will rotate among members in the same rotation schedule as restrooms.

- The Licensor or designated staff will publish and update the rotation schedule to ensure fairness and clarity.

4.2 Personal Guest Lists and Visitation

- **Personal guest lists:** Each licensee must maintain a current personal guest list.

- **Advance scheduling:** Guests must be scheduled/registered in advance with approval from the Licensor or Manager. Each house will have a Visitors Calendar to allow all members to schedule visitors.

- **Extended visitation:** Approval must be granted for any visit beyond standard visitation hours or beyond the approved guest list.
- **Room occupancy:** Guests are not permitted to visit or stay in licensee`s rooms; guests may only occupy designated common areas and must adhere to all Rules.
- **Quiet hours and access:** No guest activity in private rooms during quiet hours of 11:00pm and 5:00am. Guests must use common areas unless otherwise permitted by the Licensor.

4.3 Visitation Schedule and Approvals

- **Advance notice:** Licensee shall provide the Licensor with a visitation schedule in advance. This schedule will be posted so all licenses holders can plan for the most privacy.
- **Approval process:** The Licensor reserves the right to approve, deny, or modify visitation plans based on availability, safety, and compliance with Rules.
- **Restrictions:** Visitation is limited to common areas during designated times; bed/room occupancy by guests is not allowed unless expressly approved by the Licensor.

5. Termination and Removal (Grounds for Removal)

5.1 Grounds for Termination by Licensor

The Licensor may terminate this Contract and request removal of the Licensee for any of the following reasons, without prejudice to any other remedies:

- Material breach of any Rule or term of this Contract.
- Nonpayment of fees or deposits after written notice and a grace period.
- Conduct that endangers others, including violence, threats, or harassment.
- Illegal activities on the Premises or related to the Premises.
- Destruction or intentional damage to property or repeated nuisance.
- Unauthorized occupancy or guest violations beyond approved limits.
- Failure to maintain required licenses or permits (if applicable) or violation of health/safety regulations.

5.2 Removal Process

- Notice: The Licensor shall provide written notice of termination, including stated grounds and any cure period if applicable.
- Cure Period: If cure is possible, the Licensee shall have 24 hours to cure the breach unless the breach is incurable or repeated.
- Move-Out: Upon termination, the Licensee shall vacate the property immediately by returning keys/access devices and leaving the space in reasonably clean condition. The members fingerprint profile will be removed from the locks and any entry past the move out date will be considered unauthorized.
- Forfeiture: The security deposit may be applied to cover unpaid fees, damages, and costs associated with removal. Any excesses shall be returned within 30 days, with an itemized invoice to the forwarding address.

5.3 Right to Re-Entry

- The Licensor and their agents have the right to enter the premises at reasonable times to enforce rules, inspect, or perform necessary repairs, with prior notice unless there is an emergency.

6. Licensee's Representations and Acknowledgments

- The Licensee`s represents they have the legal capacity to enter this Agreement and that all information provided is true and complete.
- The Licensee acknowledges receipt of a copy of the Rules and an outline of services and facilities.
- The Licensee acknowledges they have had an opportunity to ask questions and have sought independent advice if desired.

7. Privacy and Data Handling

- Personal information collected in connection with this Contract will be used for the management of the Premises and related services and will be handled in accordance with applicable data privacy laws.

- The Licensee may access, correct, or request deletion of personal data as permitted by law.

8. Liability and Insurance

- The Licensor is not liable for loss of personal property stored on the Premises unless caused by Licensor's gross negligence or willful misconduct, to the extent allowed by law.
- Licensee are encouraged to obtain renter's or contents insurance for personal belongings.
- Indemnification: The Licensee agrees to indemnify and hold harmless the Licensor from liabilities arising from their own actions, or from the actions of their guests, except to the extent caused by Licensor's negligence.

9. Dispute Resolution

- Any disputes arising under this Contract shall be resolved through the court in Harris County, Texas, or Fort Bend County, Texas, as appropriate, with venue in the respective county courts if applicable.
- Each party shall bear their own costs unless awarded otherwise by a court or arbitrator.

10. Notices

- Any notice required under this Contract shall be in writing and delivered to the addresses stated above or to another address designated in writing.

11. Governing Law

- This Contract shall be governed by and construed in accordance with the laws of the State of Texas. Phone calls, email or text are not recognized as appropriate notice. It may be amended only in writing signed by both parties.

13. Severability

- If any provision is held invalid or unenforceable, the remaining provisions shall remain in full effect.

14. Signatures

- Licenser or Authorized Representative: _____ Date: _____

- Licensee: _____ Date: _____

15. Optional Addenda: NA