

AASAC COMMUNITY HOUSING AGREEMENT

Client Full Name ("Client") *

First Name Last Name

Client Social Security Number *

E-mail *

example@example.com

Phone Number *

Area Code Phone Number

Preferred Method of Contact

Address *

Street Address

Street Address Line 2

City State / Province

Postal / Zip Code Country

If you selected "Other" in the dropdown, please specify:

Adult Names (18+) *

Children Names & age (17 & under) Enter N/A if no children *

What type of income

- Social Security income
- Disability benefits income
- Veteran benefits income
- Section 8 Gov't
- Employers income

Total monthly income

Medical Results within the last (30 days)

- TB test
- HIV/AIDS test
- Covid-19 test
- Drug test
- Medical Exam
- STDs test

Medication

- High blood pressure
- Diabetes
- Schizophrenia
- HIV/AIDS

PRISON FACILITY "if" Non applicable N/A

COUNSELOR NAME

First Name Last Name

COUNSELOR EMAIL

example@example.com

COUNSELOR PHONE

Area Code Phone Number

Location Preference *

- CLAYTON
- ROCKDALE
- FULTON
- ATLANTA
- HENRY

Responsible for Rent *

First Name Last Name

Email *

example@example.com

Phone Number *

Area Code Phone Number

Responsible Party *

Street Address

Street Address Line 2

Please give us some info on your background

Is there anything I should know about your situation? Any information to help me get to know you and your family a little better is greatly appreciated!

DISCLAIMER: Advance rental payments

Note: Payment must be sent to Zelle: (470) 218-0010 should you wish to pay by credit card, we take all major credit cards and you will be access a 5% processing fee.

I responsible party understand that the program is limited. We (AASAC) has lost over \$40,000 housing homelss and inmates from non-payment of rent. Therefore, we only rent houses as we receive the money upront to rent or purchase an approved locations.

Upfront, I understand I must pay \$300.00 for housing kit, \$900.00 for rent and \$900 deposit = \$2100.00 due for bed placement. Upon our signature on the property approved by DCS and Sheriff Department you will be notified of the address.

I also understand that once the bed is assigned to the inmate or homelss individual, the responsible party must pay rent each month in the amount of \$900.00 until such time the person takes possession of the bed. If the person is unemployed, the responsible party must pay rent each month until such time the individual is gainfully employed and can afford to pay the rental fee each month.

If the individual is unable to pay the rent, the responsible party must pay the rent until such time the individual vacates.

Should the individual not be released for any reason the responsible party will receive a refund of security deposit and room kit only. Rent has been paid to the Landlord or Mortgage Company and the program will no longer take that lost.

- M & T Real Estate Group II Inc.,and its affiliates (Aka company, we, our or us)
Disclosures, Disclaimers and Fees

1) Fees

Client and/or Responsible Pary agrees to pay \$2,100.00 at the time of booking to secure their room date and time. This is a non-refundable rental amount of \$900 once lease is signed with address for individual. Should the individual not take possession of the bed, the deposit of \$900 and room kit \$300 is refundable.

Upon receipt of the \$2,100.00 due, Submission of the Agreement by Client or Responsible Pary, we will reserve the room and date agreed upon and will not make any reservations for other clients for such specific time frame. For this reason and loss of potential business in the event of a cancellation or no-show by Client, the \$900.00 is non-refundable, NO EXCEPTIONS. In the event of a cancellation or no-show by Client, the fee shall not be considered as services donated. Client hereby waives any rights to collecting any refund of the fee.

Both Client and Responsbile Party understands that non-refundable room kit, deposit and rent must be paid in advance before client can enter the new residence. If the individual is unemployed family member must pay rent each month 5 days prior to due date or a minium of one month rent and and

additional non-refundable deposit \$900.00 must be paid in advance. This is true for any bounce check or return items.

For purposes of this Agreement, a no-show shall be deemed as the Client not arriving to the house within 24 hours of the agreed upon time as listed in this Agreement. In the event Client is running late due to unforeseen circumstances must contact our office (470) 474-1075 ext. 1000.

Emergency contact # (470) 218-0010. We reserves the right to use our discretion as to cancel or reschedule for another date. If we choose to cancel the session, Client shall not be entitled to any refund of the fee;

2) Location Costs & Fees

If there are any costs/fees associated with the location the client has for their room, you, the client, will be responsible for those transport fees to that location. We will not guarantee or arrange transport to any location. Transport fee covers travel within 45 miles of house address, located in Georgia. UPON availability will be subject to a charge of \$.52/mile.

3) Rescheduling

If an illness or situation prevents the client from moving in, Client may reschedule at least 72 hours prior without penalty. Should Client fail to give 72 hours notice, or decide to completely cancel fee is forfeited and will not be refunded. We reserves the right to reschedule due to weather, renovations delays, malfunction, or other circumstances beyond our control.

4) Refunds

Refund are determined at our discretion. Refunds will not be given for poor choices of client transportation or inability to get to house location.

5) Archive

After twelve (36) months, all images and records are purged. We are not responsible for loss or damage to the digital files due to circumstances beyond our control.

6) File Release

We will only provide Client with a copy of records will be in a PDF format. Beyond these files, we will not provide or release any other record type to Client. Such records are sole property of ours and not subject to distribution, unless required by court order and/or government agency.

G. Payment

All payments are due in full, less the prorated amount. We reserves the right to cancel the room if Client does not pay in full.

7) Rent payments

All rent must be paid via schedule my rent online, unless rent is being paid by direct payments from a government agency. The client will receive a link from www.schedulemyrent.com to set up all future rent payments. All initial deposits and rent payments are subject to a 5% processing fee processed via debit or credit card.

8) Client Cooperation

It is very important to have the cooperation of all clients. We are not responsible for uncooperative or disruptive clients who will be subject to immediate termination from the transitional housing program. We will work to the best of our abilities to redirect uncooperative or disruptive behavior, but retains the right to end and terminate client who has not been met terms of the program and continue to be uncooperative or disruptive. Client understands it is their responsibility to manage the behavior and will not hold us liable period.

9) Property Subjectiveness

Client agrees and understands that the quality of a property is entirely subjective. We will strive to present our properties in a workmanlike manner, but is not required to cater to specific preferences of Client. Client understands and agrees that Client is responsible for determining if a location is safe.

10) Unsafe Location

If, in the opinion of our company, weather or other adverse conditions pose a safety threat to Client, the clients will be relocated until such time the house become in livable condition.

11) Future Clients Rent Obligations

All clients understand that they must have a family member sign a "Promissory Rental Agreement" to pay rent for a period of 120 days and/or until such time the client obtains employment satisfactorily to pay rent. All clients must provide a copy of ID and social security card with proof of income.

12) Camera Surveillance

All clients understand that all of our properties will have installed Camera capabilities to the exterior and interior of the home 24/7. No Camera will be installed in private rooms or bathrooms "Only" common areas of the home.

13) Drug/Alcohol use

All clients understand that our program offers clean living and we have a Zero Tolerance Rule on

drug and Alcohol use (including beer and wine coolers). Any client that test positive to any drug/Alcohol will be subject to immediate termination without recourse. The client agrees and understands these terms and will not receive any refunded amounts. We reserve the right to do random drug testing under our program.

14) Rent payments

Rent is due on the 1st of every month or bimonthly. Rent will range from \$900.00 to \$1200.00 per room. Rent includes fully furnished room (bed, headboard, night stand, dresser), welcome kit, all utilities, internet, TV and computer in common area, three (3) meals USDA per day plus two (2) snacks. No private bathrooms. Some housing is subject to double occupancy at a reduced rate.

15) Program Rules

All clients will be required to sign a contract to follow all rules and regulations of the program and assign a "Mentor". All clients are required to meet "Mentor" for orientation.

16) Release

By submitting this Client Agreement, I hereby give to M & T Real Estate Group II, Inc., and AASAC Transitional Community Housing the absolute and irrevocable right and permission to terminate and remove immediate from housing UPON any infractions of house rules.

a) To copyright the same in company name or any other name that we may select;

b) To use, re-use, publish and re-publish the same in whole or in part, separately or in conjunction with any medium now or hereafter known, and for any purpose whatsoever, including (but not by way of limitation) illustration, promotion, advertising and trade, and;

I hereby release and discharge our company, employees and its affiliates from all and any claims and demands ensuing from or in connection with the use of our houses including any and all claims for libel and invasion of privacy.

12) Liability

If our company cannot perform this Agreement in whole or in part due to an Act of God, fire, or other casualty or cause beyond control of the parties, shall have no further liability with respect to this Agreement. This limitation on liability Client agrees that an entire agreement is acceptable to the client.

Client agrees to indemnify and hold company harmless for any liability, damage, or loss related to technological failure. TV, computer, hard drives, and memory cards are all subject to possible technical failure, and while we will take reasonable steps to prevent such data loss, we are not liable for any loss of data due to technical failure.

We are not responsible for any injuries inflicted upon any participating parties. Client(s) will be responsible for themselves from any claims against their person as clients and residents in our program.

13) Copyright & Penalty

We retains all copyrights to all images created. It is illegal to copy, scan, download, print, share, alter, or otherwise steal any image created by our company. This applies to "sneak peek" images, images posted in an online proofing gallery, blog, Facebook, or hard copy images. If Client steals images via any method listed above, or any other method, Client will be invoiced for the cost of EACH digital image stolen by client, per digital file.

We work very hard to create images that reflects our company. keeping in line with my artistic vision and creativity. We ask that you simply link back to our blog/website/facebook page instead of screen shotting or right-clicking, saving, and sharing the image via your own page. I hope that you will respect not only our hard work, but the time, money, and dedication that we have put into training and equipment to capture these images for you. Please do not steal them.

14) Miscellaneous

This Agreement is governed by the laws of the state of Georgia and federal courts in that district. Client agree the subject themselves to the laws of this state and hereby waive the right to object to venue within this state.

This Agreement constitutes as single Contract expressing the entire agreement of Client and our company with respect to the subject matter hereof and supersedes any and all prior contemporaneous oral and written agreements and discussions with respect to the subject matter hereof, and except as specifically set forth herein, there are no other agreements, representations, promises or inducements, written or oral, express or implied, between the parties hereto with respect to the subject matter hereof.

If any part of this Agreement is determined to be void, invalid, inoperative, or unenforceable by a court of competent jurisdiction or by any other legally constituted body have jurisdiction to make such determinations, such decision shall not affect any other provisions hereof and the remainder of this Agreement shall be effective as though such void, invalid, inoperative, or unenforceable provision had not been contained herein.

15) Additional Housing Restrictions

- *Please do not bring any children under the age of 18 years old to any of our houses without the express written permission from the company.
- *Please do not give the address location of our houses to any 3rd party without the Express written permission from the company excluding Department of corrections.
- *Please avoid eating or drinking food in common areas. All houses have a fully functional kitchen.
- *Please do not have any discussions with friends or neighbors about our housing situation "Transitional housing " or your personal status, (ie homelessness, prior inmate status etc...). This is a Zero tolerance policy and you will be removed from the house immediately. Discussions of any kind with neighbors or neighborhood about our program will put all clients in the house at risk.

Additional Questions or Comments:

RENTAL OPTIONS ROOM FEE & \$2100.00 PAID VIA "ZELLE" (470) 218-0010 ALL OTHER PAYMENTS SUBJECT TO 5% processing fee.

- SINGLE ROOM = \$900.00 per month SGL
- \$300.00 ROOM KIT NON-REFUNDABLE DEPOSIT
- \$900.00 SECURITY DEPOSIT/or LAST MONTH RENT