

BORN AGAIN SOBER LIVING, INC. RESIDENTIAL CONTRACT

(Residential Agreement) has been made between the parties of [_____] and Born Again Sober Living, Inc. This agreement is effective as of [_____].

RULES

1. Zero Tolerance for Drugs and Alcohol

Born Again Sober Living has a ZERO tolerance policy for drugs and alcohol. Residents must maintain complete abstinence while living at the facility. Any use of drugs or alcohol is grounds for immediate termination.

2. Testing

Residents agree to undergo breathalyzer tests and drug urinalysis at any time. Refusal or violation will result in immediate termination.

3. Probationary Period (First 30 Days)

During the initial 30-day probationary period, residents must:

- Secure active employment, working a minimum of 30 hours per week.
- Find a homegroup and actively participate.
- Obtain a sponsor and work the 12 Steps of Recovery.
- Abide by curfew: 11:00 PM nightly (Friday-Sunday, 12:00 AM). After 30 days, curfew may be adjusted.
- Attend weekly house meetings. Failure to attend results in community service or additional meetings.

4. Meeting Attendance

Residents must attend 3-4 recovery meetings weekly (AA, NA, SA, etc.) connected to the 12 Steps. Zoom meetings are allowed at the discretion of the House Manager.

5. Property Responsibility

Residents are financially responsible for any damages caused to property. Non-compliance with reimbursement is grounds for termination.

6. Respect and Conduct

Physical, verbal, or sexual abuse of any kind is strictly prohibited. Violations may lead to termination and legal action.

7. Smoking Policy

Smoking or nicotine use is only permitted outdoors, and proper disposal of cigarette butts is required. Violators will incur a \$25 fee.

8. House Equipment

Residents may not adjust equipment such as thermostats or other settings without approval.

9. Chores

Residents must complete weekly chores, including cleaning and maintaining hygiene in shared areas (kitchen, bathrooms, living spaces). Failure to complete chores will result in a penalty, such as performing additional chores or receiving a write-up.

10. Hygiene Standards

Residents must:

- Practice personal hygiene daily (e.g., showering, clean clothing).
- Properly dispose of sanitary products and maintain cleanliness in bathrooms.
- Keep personal belongings organized and ensure living spaces remain sanitary.

11. Medication Policy

All medications must be approved by Born Again Sober Living, Inc., kept in a lockbox, and stored safely away from other residents. Sharing medication is strictly prohibited.

12. Rent and Fees

- Entry Fee: \$380
- The \$380 entry fee includes:
 - A \$50 admissions fee (non-refundable).
 - Two weeks of rent at the standard rate of \$165 per week.

Residents are required to pay this \$380 total upon entry. After the initial two weeks, weekly rent payments of \$165 will begin.

- Weekly Rent: \$165 (payable weekly, bi-weekly, or monthly).

- Late Payments: Residents have three days to pay after the due date, with a \$10 daily late fee (up to \$30). Three late payments result in termination.

13. Guest Policy

Guests must be approved by the house manager and are only allowed in common areas (Den, Kitchen, Outside). No overnight guests are permitted.

14. Sleeping Arrangements

Residents must sleep in their assigned room and bed.

15. Behavior and Respect

Treat all residents and property with dignity and respect.

16. Illegal Behavior

Engaging in illegal activities or acquiring new charges during residency will result in immediate termination.

17. Notice to Vacate

Residents must give a 7-day written notice before moving out. Failure to do so will incur a \$165 fee.

18. Refund Policy

Rent and fees are non-refundable unless a 7-day written notice to vacate is provided. Refunds are not applicable in cases of policy violations or discharge due to non-compliance.

19. Television and Music Use

- The main TV must be off by 11:30 PM unless the house unanimously agrees otherwise.
- Personal TVs must be kept at a volume that does not disturb others.
- Music should be played through headphones unless unanimously agreed upon.

20. Accountability

- Beds must be made every morning.
- Personal hygiene and room cleanliness are mandatory.

21. Pets

Pets or animals are not allowed in the house.

22. House Supplies

Born Again Sober Living provides toilet paper, paper towels, and cleaning supplies. Residents are responsible for purchasing personal items such as food, clothing, and hygiene products.

23. Belongings After Discharge

Discharged residents must collect their belongings promptly. Unclaimed items within the specified time become property of Born Again Sober Living.

24. Complaint Procedure

Use the anonymous question and complaint box for concerns. Avoid discussing complaints with other residents.

25. Meeting Attendance is Mandatory

House meetings are a priority, and attendance is non-negotiable. Work is not an excuse for missing meetings.

26. Cameras

Video and audio cameras may be installed for safety and security purposes.

27. Write-Ups

Three write-ups result in termination.

28. Reporting Policy Violations

Residents must report suspected substance use or other policy violations to the house manager immediately. Failure to report is grounds for termination.

29. Relapse Honesty Policy

- If a resident is honest about a relapse, they may be eligible for a "72" (72-hour leave to attend detox and return to the program).
- The decision to grant a "72" is at the discretion of the House Manager.

30. Gaming Systems

Use of gaming systems must be approved. Excessive use may result in their removal.

31. Commitment to Sobriety

By signing this contract, residents commit to honesty, willingness, and readiness to live a sober life.

Contact Information:

Edward Seitz: (704) 242-4247

Paiton Shumate: (980) 403-7468

SIGNATURES OF THE PARTIES:

Born Again Sober Living, Inc.

Founder: Edward Seitz

COO: Paiton Shumate

House Manager: _____ (or relevant title)

Resident Name: _____

Resident Signature: _____

Date: _____