**Tenant and Vehicle Use Agreement**

## 16232 Wildfox Court / 29030 Burning Tree Lane / Romulus, MI 48174

This agreement between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and Todd Green/Joy Jacobsen authorizes occupancy and the use of one bed, personal storage space, and the provided vehicle at the single family home located at one of the addresses listed above.

These guidelines are to provide a base for expectations, but not meant to be exhaustive. This is a private home, shared as a service to commuting flight attendants. Respect, courtesy, and communication is paramount.

**COPIES OF THE FOLLOWING MUST BE PROVIDED BEFORE OR ON YOUR FIRST DAY OF OCCUPANCY:**

1. Delta ID
2. Drivers’ license
3. Personal auto insurance policy

PAYMENT OF RENT

Your place is secured when a deposit of $150 is received. $100 of your deposit is **non-refundable** should your plans change before taking occupancy, *but will be applied to your first months rent*. The remaining $50 is **refundable** at move out when your space is clear and prepared for the next occupant. If tenant never choose to take occupancy, the entire deposit is non-refundable.

Payment of monthly rent is due and on the FIRST day of each month via Zelle, cash or check. (other payment methods may be agreed upon before occupancy) Read and Initial ( ) If paying in cash or check, the same late policies apply, so PLAN AHEAD. For cash or check payment, you may subtract $5 from your rent. This is placed in the drop-box downstairs.

A late fee of $50.00 will be due *with* any payments received ON or AFTER the third of each month. Beginning on the FOURTH day, an additional$10.00 PER DAY in addition to the rent and the $50 late fee is assessed. Late fees should be included with the late payment. Read and Initial ( )

MOVING IN

I hope you will feel at home. EVERYTHING you need is there. Do not bring in extra furniture - all your personal items should fit in your designated areas. Beds are numbered, and have corresponding, assigned storage in your bedroom, hanging space/shelf space in the closet, a basket in the hall closet (for grooming items), and a small shelf in the shower for your daily use items. If it does not fit in your assigned storage areas, do not bring it.

You will also find a designated space for pantry items in the kitchen.The refrigerator is shared space. There are shelves in the laundry area for your detergents and another set of shelves in the laundry area to store packs of water/soda.

Your bed will be clean and ready for you when you arrive. A bathroom towel for your use is provided. If you come to work prepared for a three day trip, you will have also everything you need to be comfortable at the pad.

HOUSEHOLD HABITS:

* *\*Empty indoor trash and take the garbage out on* **TUESDAY** for Wednesday trash pick-up.
* Always be courteous and respectful of your room-mates. Sleep schedules vary.
* Absolutely NO smoking/vaping on the property or car, inside or outside. Read and Initial ( )
* Label any personal food in shared areas with your name. Food with no label indicates sharing.
* *Be proactive keeping the house clean to enjoy a clean home. This is NOT a hotel , it is a private, shared home and requires everyones participation.*
* Keep your personal spaces and belongings clean and neat. Make your bed when you get up.
* Prep your things outside the bedrooms the night before early departures. Suitcases should be stored in the common area and kept neat and closed.
* Report anything broken to Todd/Joy so they can be repaired.
* To ensure security and a quiet atmosphere, Renters are not permitted to have overnights guests. Guests are permitted during daytime hours in the common space (luggage room, living room and kitchen) \*No group gatherings or parties. Read and Initial ( ) If you aren’t sure, please ask.
* I provide (Paper towels, toilet paper, dishwasher liquid and detergent and hand soap) extra supplies that are located on the basement shelves, please replace as needed. If the supply shelves are running low or out of an item provided, communicate this to Todd/Joy.
* This home away from home is for use while working. While we do not count or limit the number of stays*, it is expected that everyone commute home between trips. Full-time occupancy between duty periods is not permitted Read and Initial ( )*
* Midnight to 5am are quiet / sleep hours. No pick-ups or drop-offs during quiet hours

USE OF CAR:

*\*Private cars are not allowed at the house unless arranged in advance. Please leave private cars in the employee lot and use the crashpad car for transportation to and from the airport. Occasional exceptions to the personal car policy are made, but for safety, always use the app to communication arrival times.*

By signing this agreement, I am stating I have read and agree to the following house rules:

* Room-mates share equally, everyone going above and beyond, to keep gas in the shared car. *½ tank is considered empty, the tank should never fall below ½ tank.* When you put gas in the car, take a picture of the amount and post in the group chat, and record on the communication board in the kitchen. Everyone should expect to contribute between $20-30 a month toward gas, $20 being the MINIMUM. If you do not have the opportunity to contribute the minimum, at the end of the month, gas it totaled and you can put your remaining balance in the cash jar (Joys house only) or Venmo Todd/Joy. This is used for other maintenance of the car. If a room-mate does not follow these policies, they will be asked to leave. Read and Initial ( )
* Room-mates share the responsibility of airport pick-ups and drop offs, working together and taking into consideration the report times of others. ***Midnight to 5am are quiet hours.*** *It is not expected or suggested than anyone ask for or offer pick-ups or drop-offs during this time*. Read and Initial ( )
* **The car is to be used for airport pick up/drop-offs and grocery runs/errands in the Romulus or Taylor area only. Excursions to Flat Rock are allowed, replace gas used. Read and Initial ( )**
* Directions for pick-ups and drop-offs:

When commuting to the crashpad before or after a trip, ALWAYS communicate on the “GroupMe” app.

1. Text your expected arrival time the day before your arrival
2. On the day of your arrival, text a reminder that you are coming in. It is helpful to also communicate your report time the following day
3. If the car is **NOT** in the lot and you are expecting to be picked up, text “landed” when you land and “walking” when you are walking. If the car is in the lot, just pick it up and use the app to communicate you have done so.
4. If the car **IS** in the lot and you are picking up the car, text “picked up the car” so the next person arriving knows not to go looking for the car and follows step #3
* *If arrivals or departures are within 50 minutes of one another, work together to ride together.*

MOVING OUT

* No lease is expected due to the changing nature of our industry, a courteous 30 day notice from the **1st of the month** is required by tenant when moving. Read and Initial ( ) Upon move out, remove all personal items from storage areas and leave your linens clean and bed ready for the next tenant. If this is complete by the agreed move out date, the $50 cleaning deposit is refunded through the Venmo app.
* *\*If the living agreement is not working out, an occupant can be asked to move out at any time for any reason*

**Accident Waiver and Release of Liability Form**

I understand and agree that by my tenancy at 29030 Burning Tree Lane (or) 16232 Wildfox Court Romulus, MI 48174 and use of the provided vehicle that I hereby take action for myself, my executors, administrators, heirs, next of kin, successors and assigns as follows:

1. I am insured under a personal automobile insurance policy for the operation of this vehicle as primary insurer and crashpad owner as secondary position. Read and sign ( )
2. I WAIVE, RELEASE, AND DISCHARGE from any liability, including but not limited to, liability arising from the negligence or fault of the entities or persons released, for my death, disability, personal injury, property damage, property theft, or actions of any kind which may hereafter occur to me, THE FOLLOWING ENTITIES OR PERSONS: owner of 16232 Wildfox Court residence, Joy Jacobsen and/or their representatives or associates / owner of 29030 Burning Tree Lane Romulus, MI48174
3. I INDEMNIFY, HOLD HARMLESS, AND PROMISE NOT TO SUE the entities or persons named in the above paragraph from any and all liabilities or claims made as a result of participation this activity, the use of the crashpad or the shared car whether caused by negligence or otherwise.

I acknowledge that the owners and/or their representatives or associates are NOT responsible for the errors, omissions, acts, or failures to act of any party or entity during my operation of the provided vehicle.

The Accident Waiver and Release of Liability Form shall be construed broadly to provide a release and waiver to the maximum extent permissible under applicable law.

**TENANT:**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date : \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State: \_\_\_\_\_\_\_\_\_\_\_ Zip: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Emergency Contact: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**OWNERS:**

Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Names(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Please review the document carefully BEFORE sending a non-refundable deposit.

Please bring the printed, sign document with you and place in owners quarters on the day of your first occupancy.

Please retain a copy for your records.