



BLUE MOUNTAIN RECOVERY

RESIDENTIAL LEASE AGREEMENT

Date of Application: _____

Proposed Date of Entry: _____

Full Name (First, Middle, Last): _____

Present Address: _____

Previous Address: _____

Home of Record: _____

Date of Birth: _____ ID/Driver's License (#/state): _____

_____ Verified Initials (House Manager/Program Director)

List Family Member(s): _____

List Family Member(s) Contact #: _____

List your Present Employer, if any: _____

Employer Address: _____

Emergency Contact/Relationship: _____

Emergency Contact #: _____

List all crimes that you have been convicted of: _____

Have you ever been convicted of a felony that would be considered a violent crime?

Yes: ____ No: ____ If Yes, Please explain: _____

Are you registered as a sex offender under any state law? Yes: _____ No: _____

Are you presently charged with any crimes? Yes: _____ No: _____, If Yes, Please explain:

Are you currently on Parole or Probation? Yes: _____ No: _____.

List any (current) Parole or Probation Officers and contact numbers: _____

Have you ever been addicted to drugs and/or alcohol? Yes: _____ No: _____ If Yes, Please explain: _____

List your Sobriety/Clean Date: _____

Have you even been in a treatment facility or sober home before? Yes: _____ No: _____ If Yes, set forth the name and explain reasons for leaving: _____

Are you taking any prescription medications? Yes: _____ No: _____ If Yes, Please list all medications and reason): _____

Please read, initial where requested, and execute at the bottom to indicate your understanding and agreement to the terms:

1. **Parties:** This lease is made on this _____ day of _____, 20__ between Blue Mountain Recovery LLC, as Landlord, and _____, as Tenant.
2. **Property:** The Landlord agrees to rent to the Tenant a room in the property located at 217 Ridge St., Lansdale, Pennsylvania 19446.
3. **Conditions:**
 - a. The rent for the property is \$185.00 per week. The Tenant must pay the rent on Monday of each week.
 - b. If the Tenant fails to pay rent, Landlord may terminate this Lease. If rent is more than 5 days late, Tenant must pay a late fee of \$25.00, and after 5 days, \$5.00 a day each day rent remains unpaid.

- c. The term of this Lease is a week to week agreement. Tenant must provide at least 2 weeks' notice before moving out and terminate this Lease. Landlord may terminate this Lease with at least 2 weeks' notice to Tenant.
 - d. Tenant is no responsible for paying for utilities.
 - e. **Payment Method:** I understand that all rent and fees must be paid on time in cash, by money order, by cashier's check, or on the Blue Mountain Recovery webpage. If payment is made by cash, money order, or cashier's check, Tenant shall make payment to the House Manager and Tenant shall receive a receipt.
4. **Security Deposit:** Blue Mountain Recovery requires a \$185.00 security deposit. The security deposit shall be returned to Tenant if all rent is paid and there is no damage to the rented property. Blue Mountain Recovery may take the security deposit for unpaid rent or damages to the rented property. Tenant shall provide a forwarding address to Blue Mountain Recovery to send the security deposit upon discharge. Tenant is not permitted to use the security deposit as the last month's rent. The security deposit will not be refunded if the Tenant violates the House Rules and such violation results in an eviction from the premises.
5. **Intake Fee:** There is a non-refundable \$100.00 intake fee.
6. **Insurance:** Tenant acknowledges that Landlord's insurance does not cover personal property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any other causes, nor shall Landlord be held liable for such losses
7. **Damage to Property:** Tenant agrees to notify landlord immediately if the leased premises is damaged by fire or any other cause. Tenant agrees to notify landlord if there is any condition in the leased premises that could damage the leased premises or harm tenant or others.
8. _____ **House Rules (please initial):** I have read, understood, and agree to the House Rules. I realize that the Blue Mountain Recovery program for which I am applying for residency requires complete abstinence from Drugs and/or Alcohol. Any use of Drugs and/or Alcohol is strictly prohibited and will result in immediate eviction from our residence(s). Disruptive and/or Discourteous behavior within our residence(s) or community will not be tolerated and can/will result in eviction from our residence(s). Finally, a Tenant's inability to maintain employment, show proof of seeking employment, and/or pay his rent in a timely manner can/will result in eviction from our residence(s). By initialing/signing, I acknowledge agreement to the terms as stated and agree to abide by the House Rules.
9. **Tenant Responsibilities:** All tenants and other people the tenant allows on the property promise to:
- a. Obey all local, state and federal laws
 - b. Keep the property clean and safe

- c. Use all utilities, facilities and fixtures in a safe and reasonable way
 - d. Promptly remove all trash and debris from the property as required by the landlord and local ordinance
 - e. Not deliberately or negligently destroy, deface, damage, or remove any part of the property or grounds
 - f. Not unreasonably disturb the peace of the landlord, other tenants or neighbors
 - g. Promptly notify the LANDLORD of conditions that need repair
 - h. Not to bring or keep any pets on the property
 - i. Keep nothing on the property that is highly flammable, dangerous or substantially increases the danger of fire or injury.
10. **Inspection:** The House Manager of Blue Mountain Recovery shall have at all times the ability to inspect a Tenant's room and belongings.
11. **Transfer/Assignment:** Tenant may not under any circumstances transfer or assign the Lease. Subletting is specifically not permitted.
12. **Lead Notification Requirement:** Landlord is not aware of any lead based paint used on the Property. Tenant acknowledges receipt of the following: (Please Initial)
- a. ____ Lead Based Paint Disclosure Form
 - b. ____ EPA Pamphlet
13. **Agreement:** This lease contains the complete agreement between Landlord and the Tenant. The Landlord and Tenant can change this lease only by a written agreement signed by both. No oral agreements have been entered into. All modifications or notices shall be in writing in order to be valid. Each part of this lease should be interpreted so that it agrees with current law. If the law does not allow a certain part of this lease, then that one part will be ineffective without invalidating the rest of the section or the rest of this Lease.
14. _____ **Commitment (Please Initial):** I have read all the material on this application, and answered each question honestly. I have a sincere desire to live a clean and sober lifestyle, and achieve comfortable recovery from alcoholism and/or drug addiction without relapse. Any questions I may have had were answered to my satisfaction.

TENANT:

Signature: _____ Date: _____

Name: _____

LANDLORD:

Signature: _____ Date: _____

Name: _____