

SOBERHOMES HOUSING LICENSE AGREEMENT

Effective Date: _____

Licensor: SoberHomes NV LLC

Licensee (Member) Name: _____

Email: _____

Mobile: _____

Move-In (License Start): _____

Facility Address: _____

Unit/Bed: _____

Integration with Deferred Payment Agreement

This Licensing Agreement is executed in conjunction with the **SoberHomes Deferred Payment Agreement** for Members utilizing a deferred rent and security deposit schedule. Both agreements are binding and must be signed prior to occupancy. Terms in this Agreement apply equally to all Members, including those participating in a Deferred Payment Plan. Breach of this agreement may result in removal from any property leased and operated by SoberHomes.

1. Introduction

This Sober Living Housing Licensing Agreement ("Agreement") outlines the terms and conditions under which the Licensee is granted a **revocable, non-transferable license** to occupy an assigned bed space and use the common areas at a **SoberHomes residence** ("Facility"). The objective of this Agreement is to provide **safe, stable, and substance-free recovery housing** in compliance with **HUD Recovery Housing Guidelines, California, and Nevada** housing laws.

This Agreement incorporates the Rules and Responsibilities Addendum, which governs resident conduct, responsibilities, and community policies. Any updates to policies will be reflected in the **Addendum**, which Licensee agrees to abide by.

2. Eligibility & Low-Barrier Entry

SoberHomes provides **low-barrier recovery housing**. Applicants must:

- Test **negative** for alcohol and drugs upon **initial entry**.

- Agree to comply with the **Rules and Responsibilities Addendum**.
 - Not engage in violence, threats, or illegal activity.
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3. Grant of License & Occupancy Terms

The Licenser grants the Licensee a **revocable license** to:

- Occupy an assigned **bed space** in a **single, double, triple, or quad-occupancy room**.
- Utilize **shared common areas** such as kitchens, bathrooms, and lounges.
- Participate in **peer-supported recovery activities**.

SoberHomes does NOT create a leasehold or landlord-tenant relationship.

4. Financial Obligations

The Licensee agrees to the following financial obligations associated with this License Agreement:

- **License Fee:** \$_____ per month, payable in advance and due on the first day of each month. Late payments are subject a late payment fee of \$5/day.
- **Security Deposit:** \$_____ (refundable), due upon signing this Agreement unless an alternative payment schedule has been approved in writing. The security deposit may be used to cover unpaid fees or damage beyond normal wear and tear, and will be refunded within 30 days after the Member vacates the premises.
- **Admission Fee:** \$_____ (non-refundable), due upon signing this Agreement.
- **Consumables Fee:** \$_____ per month, covering shared household items such as toiletries, paper products, detergents, cleaning supplies, and condiments.

Payments must be made via **electronic transfer, check, or money order**. Late payments may result in **termination** of the license.

Members approved for a deferred payment plan will also sign a **SoberHomes Deferred Payment Agreement**. In such cases, the terms of both agreements are binding and must be honored. Any failure to pay fees as outlined, including deferred balances, may constitute a material breach of this Agreement and result in termination.

5. Rules & Responsibilities Addendum

By signing this Agreement, Licensee **acknowledges receipt and acceptance** of the **Rules and Responsibilities Addendum**, which governs:

- **Abstinence Requirements** (No drugs/alcohol, random drug tests, relapse policies).
- **Community Behavior** (Zero tolerance for violence, threats, or harassment).
- **House Responsibilities** (Chores, hygiene, and quiet hours enforcement).
- **Curfew & Visitors** (Weekday: 9:30 PM, Weekend: 10:30 PM; No overnight guests).

Violations of the Addendum constitute a breach of this Agreement.

6. Drug & Alcohol Testing

Licensee **agrees** to submit to **random drug and alcohol tests**. Positive results will be addressed per the **Rules and Responsibilities Addendum**, which may include **referral to detox/inpatient services** and/or **temporary removal**.

7. Visitor & Guest Policy

- Visitors **must be pre-approved** by management.
 - Guests **must remain in common areas** and **cannot stay overnight**.
 - **Unauthorized guests** or repeat violations may result in **termination**.
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8. Utilities & Facility Use

The following **utilities** are included in the license fee:

- Water/sewage
- Electricity
- Internet
- Garbage disposal
- Heating/cooling

Licensee agrees to use utilities responsibly. Excessive use may result in additional fees.

9. Termination of Agreement

The Licensee or Licensor may terminate this Agreement under the following conditions:

Immediate Termination:

- **Illegal activity, violence, threats, or distribution of substances.**
- **Assault of any member or staff.**
- **Tampering with security systems or violating safety rules.**

Termination with Notice:

- **Non-payment of fees after 10 days.**
- **Repeated violations of curfew, hygiene, or guest policy.**
- **Failure to adhere to relapse management policies.**

Licensee may terminate with 30 days' written notice.

10. Eviction Process

If the Member fails to vacate the premises following termination of this Agreement, **SoberHomes reserves the right to contact law enforcement for immediate removal** and may pursue any other legal remedies available under applicable state law.

11. Indemnification & Liability Waiver

Licensee **releases and holds harmless** SoberHomes, its affiliates, and staff from **any liability** for personal injury, loss, or damages incurred while using the facility.

12. Amendments & Addendums

This Agreement **may be updated** via amendments to the **Rules and Responsibilities Addendum**. **Continued residency constitutes acceptance of updates.**

13. Governing Law

This Agreement is governed by the laws of **California** and **Nevada**.

Signatures

By signing below, the Licensee acknowledges that they have **read, understood, and agree** to the terms outlined in this Agreement and the **Rules and Responsibilities Addendum**.

Licensee's Signature: _____ **Date:** _____

Licenser Signature: _____ **Date:** _____

SoberHomes Representative Name: _____