



Serenity Now

Resident Agreement

Serenity Now Sober Living

HOUSE MANAGEMENT

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1. Introduction

- 1.1. Serenity Now Sober Living House (Hereinafter the "**Serenity Now**") is a democratically and mutually managed house that provides a positive and sober living environment and therefore all residents (Hereinafter the "**Resident**") must abide by the following rules and expectations.
- 1.2. Following the code of conduct is imperative for a successful recovery while residing at Serenity Now Sober Living House. Any Violation of any portion of the code of conduct may result in immediate dismissal and termination of any rental rights as well as forfeiture of sobriety deposit and any already paid fees by the resident at the discretion of the Owner, House manager, Business Director, or Executive Director (Hereinafter "**House Management**").

2. Code of Conduct

- 2.1. Violation of any of the following will result in the immediate termination of the resident's rights and the client will have to leave immediately.
 - 2.1.1. Absolutely no use of any mood altering chemicals, alcohol, or illegal drugs of any kind at any time are permitted.
 - 2.1.2. Absolutely no relapse of any kind.
 - 2.1.3. Absolutely no possession of weapons or firearms.
 - 2.1.4. Absolutely no violent activity or threats of violence to other residents or visitors.
 - 2.1.5. Absolutely no acts of property destruction.
 - 2.1.6. Absolutely no delay in payment of fees or dues per the specifications on the application.
 - 2.1.7. Absolutely no criminal activity or stealing from residents or others.
 - 2.1.8. The applicant must be truthful on the application. Any discovery of misinformation or untruthfulness on the application will result in immediate dismissal.

3. Resident Commitments

- 3.1. To maintain a group supported recovery living environment, all residents are required to commit to a stay of no less than 4 months.
- 3.2. To promote a group supported recovery environment, all residents are required to commit to the following principles of recovery.
 - 3.2.1. Attend Mandatory AA / NA Meeting held weekly on Monday at 7pm
 - 3.2.2. One Service commitment per week
 - 3.2.3. Actively work with a AA / NA Sponsor
 - 3.2.4. Attend Mandatory House meeting held weekly on Sunday at 11am.
 - 3.2.5. All residents are expected to begin and / or maintain full time employment within two weeks of moving in.
 - 3.2.6. All residents are required to have a sponsor within two weeks of moving in.
 - 3.2.7. Residents will be assigned chores which are required to be completed as needed on a daily/weekly basis to maintain a high standard of living at Serenity Now.
- 3.3. Failure to abide by the commitments outlined in article 2.2, and/or unexcused absences from the house meeting, or consistent failure to comply with the commitments may result in the dismissal from Serenity Now.

4. Fees

- 4.1. Every Resident is required to pay their fees to the House Management in a timely fashion in accordance with the resident agreement.
- 4.2. Fees are collected on the first of every month for the following month. Fees received after the 5th day of the month will be assessed a \$25.00 late charge.
- 4.3. Unless prior arrangements are made with the house management, fees not received by the 10th of the month will result in the termination of the resident's rights and they will be asked to leave immediately in accordance with article 1.6 of the code of conduct.
- 4.4. Residents must give a thirty-day (30) notice when leaving Serenity Now.
 - 4.4.1. Anything left behind after the move 'out date will become property of Serenity Now and disposed of immediately.
 - 4.4.2. If no notice is given, the sobriety deposit will not be refunded.
 - 4.4.3. Resident is required to leave the room in the condition it was found in a move 'in ready fashion. This includes no trash or rummage is left behind.
- 4.5. Checks returned unpaid by the issuing bank for any reason will be assessed a \$35.00 Returned Check Fee.
- 4.6. You have the option of paying via Paypal App @ paypal.me/SerenityNowMN.

5. General Rules and Expectations

5.1. Recovery Expectations

- 5.1.1. Residents should be strongly committed to their recovery, Alcoholics/Narcotics Anonymous, AA/NA service commitments, and are expected to develop long lasting valuable friendships with sponsors and members of the community.
- 5.1.2. All residents are encouraged to better their lives with a strong work ethic and positive attitude towards others.

5.2. Curfew

- 5.2.1. During the first month at Serenity Now maintains a curfew of 11:00 pm every day with no exceptions on the weekends.
- 5.2.2. After the first month, residents are expected to maintain a curfew of midnight Sunday through Thursday and 1:00 am on Fridays and Saturdays.
- 5.2.3. Exceptions will be made upon notification of the house management if a full time work schedule interferes.
- 5.2.4. After the first month, residents are allowed to stay later than curfew provided they notify the house management per article 4.3.

5.3. Overnights

- 5.3.1. No overnights allowed during the first month at Serenity Now.
- 5.3.2. After one month at Serenity Now residents are allowed to stay overnight on an occasional basis. Prior to the overnight, the resident must notify the House manager personally, via text, or email and receive approval for the overnight.

5.4. Personal Belongings

- 5.4.1. All residents are responsible for personal belongings such as electronics, clothing and jewelry and should promote safekeeping by initialing and keeping in the resident's bedroom.
- 5.4.2. Any borrowing or usage of items without the owner's permission will result in

immediate consequences, up to immediate dismissal, at the discretion of the house management.

5.4.3. It is strongly recommended to store valuables such as jewelry and cash in a safe way.

5.4.4. Serenity Now will not be held responsible for any lost or stolen items.

5.5. Prescriptions

5.5.1. All residents are solely responsible for storing their own prescription and over the counter drugs and medications. Prescription drugs are to be kept in the bedrooms in a safe and private place.

5.5.2. All medications must be labeled at the pharmacy where they were received.

5.5.3. All residents are expected to self medicate in strict accordance with the doctors' orders.

5.6. Visitors

5.6.1. No visitors are allowed in the house between Midnight and 7:00am, Sunday through Thursday and 1:00 am`7:00 am Friday and Saturday.

5.6.2. No overnight visitors are allowed during the duration of your stay at Serenity Now!

5.7. Laundry Facilities

5.7.1. When using the laundry facilities, plan your time accordingly. No clothes are to be left in the washer or dryer at any time.

5.7.2. The lint filter must be cleaned after every use to prevent fire hazards.

5.8. Cleaning

5.8.1. All areas of the house are considered living space and must be kept neat and clean.

5.8.2. All residents are expected to keep their bedroom clean, including beds being made daily.

5.8.3. All residents will be including in a daily/weekly/monthly cleaning duty and must maintain the designated duty to a high standard.

5.8.4. The residents are expected to maintain the outside appearance of the house too.

5.8.5. Residents are expected to do their dishes and appliances immediately following use. It is not acceptable to leave dirty dishes and appliances at any time.

5.8.6. Smokers are required to maintain a neat and clean smoking area including the regular emptying of ashtrays. Use care when disposing of cigarettes and butts to assure they are completely out.

5.9. General

5.9.1. It is imperative to understand that Serenity Now offers an environment of anonymity that requires all residents to respect each other's dignity and anonymity. At no time are residents to share information about other residents outside Serenity Now.

5.9.2. Serenity Now is an animal free environment, therefore no pets are allowed at any time.

5.9.3. Electronics must be turned off when not in use.

5.9.4. To promote respect for the other residents, volume must be maintained at a reasonable level.

5.9.5. No sleeping in common area such as the family room.

5.9.6. While it is encouraged to eat as a group, all food and beverage must be consumed in a common area and not in the bedroom areas.

- 5.9.7. No displays of pornographic or obscene images are allowed anywhere in Serenity Now including pictures, videos, cable stations, posters, magnets, or other items.
- 5.9.8. All residents are expected to treat the house, furnishings, and accessories with respect and care. Damage must be reported to the house management.
 - 5.9.8.1. Costs of repairs for damage caused by a resident are the responsibility of the resident.
- 5.9.9. All food stored in the refrigerator or freezer must be labeled with the residents name.
- 5.9.10. Smoking is allowed only in designated areas outside the house. There is absolutely no smoking anywhere in the house.
- 5.9.11. When using the bathroom, please clean up after yourself and keep time in the bathroom to a minimum since others may need hot water or use of the bathroom.
- 5.9.12. All games are to be approved by the House Management.
- 5.9.13. Serenity Now does not recommend the loaning of any money or large items such as motor vehicles to other residents.

I have read and understand the Code of Conduct, Fees, General Rules and Expectations, collectively the Resident Agreement. I hereby agree to adhere to the resident agreement and abide by the Rules and Expectations set forth therein.

Resident Full Name _____ Phone Number _____

I, _____, have read and understand the resident agreement.
 Resident Signature _____ Date: _____
 House Management Signature _____ Date: _____

Emergency Contact
 Name _____ Relationship _____
 Phone/Cell # _____ Work # _____

Exhibit A - Fee Schedule

Sobriety Deposit: _____
 Monthly Fee: _____
 Move in Date: _____

Exhibit B - Close Out

Move Out Date: _____ Belongings Removal Deadline: _____

Reason for Leaving: _____

Deposit Refunded Yes / No Belonging Disposal Date _____ By _____