



STAY UP RECOVERY

QUALITY OF LIFE VS QUALITY OF MOMENT

Ramona House

Resident Contract and Agreement:

_____ (hereinafter referred to as "Resident")
and Stay Up Recovery, LLC, a California Limited Liability Company (hereinafter referred to as "Landlord") enter into this agreement as follows:

Explanation of Contract/Agreement: The below listed contract outlines the policies, rules and agreement made by each Stay Up Recovery, LLC resident during the duration of stay. Each area in which signatures or initials are required will be signed and submitted prior to move in. This includes payment and receipt of rent. _____

Payment of Rent, Explanation and Policy: Each resident of Stay Up Recovery, LLC will submit rent via Cash, Money Order, Personal Check, or Online.

- **Check and Online fees:** All written payments (Personal check/Money Order) will need to be made payable to Stay Up Recovery, LLC and will require an additional \$5 processing fee. If a personal check bounces and or fails to deliver funds, resident will be in breach of contract and will be asked to pay immediately or vacate the premises. All Online payments will require an additional \$20 online transaction fee. _____
- **Rent Due date(s):** Rent is due on the 1st of the month. Rent not paid by the 3rd of the month will be considered as "late" and may lead to termination of resident contract, and these individuals will be required to leave the premises. Failure to leave when requested by Management can result in legal intervention and banned from Stay Up Recovery facilities. _____
- **Rule compliance:** In the event of a breach of the "Cardinal Rules", the resident will be asked to leave the premises immediately, will forfeit their rent without refund and may not be welcomed back to Stay Up Recovery, LLC for sober living/housing. This is under the discretion of management and owner. _____
- **Confidentiality:** Under no circumstances will any resident discuss their payment schedule, payment amount or any financial information between themselves and other Stay Up Recovery residents. Failure to follow this policy can result in resentment, distrust, and create a negative culture. Continued occurrences may lead to breach of resident contract and dismissal from Stay Up Recovery premises. _____



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Prorated Rent and Move in: If move in date is between the 2nd and the last day of the month, a prorated amount will be collected for the “first month’s rent” no later than move in date. For each continuing month, please review the **Payment of Rent, Explanation and Policy**. _____

Resident’s permissible areas and access: Each Stay Up Recovery, LLC resident will have access to the bedroom in which their bed is located, the kitchen, the living room, dining room and Backyard. Residents will only use the bathroom designated to their room location. The garage is available for all residents If needed for additional storage. The garage will remain locked and unauthorized entry is prohibited. Residents are not permitted to spend any length of time in front of the property, on the street, in their vehicles or front areas. Residents are required to park and enter the premises upon arriving home. We need to respect our neighbors, as well as not cause any disruptions within our neighborhood or facility. _____

Passes and Visitation: No outside visitors will be permitted to enter Stay Up Recovery facilities under any circumstances, this includes the backyard and any indoor area. Passes are granted to those that have earned them, under the discretion of the House Manager. A pass consists of remaining off property past curfew for an allowable time frame. When returning, residents may be subject to drug screening, alcohol screening and interview. Failure to remain compliant with the pass outline, can result in termination of contract and removal from property. _____

House Chores, Cleanliness and “Tour Ready”: Each resident is required to complete their house chores and check in with management for review. This applies to the front and back yard, kitchen, bathrooms, and common areas. Cleaning supplies are supplied by Stay Up Recovery, LLC., and will be monitored by the house manager. Keeping the house clean and neat promotes a healthy atmosphere and culture. Each resident is responsible to take pride in where they live and maintain a “**Tour Ready**” facility. At any time, potential residents can tour the facility and we want to do our best to present a clean, warm, and welcoming environment for each potential resident. _____



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Drug Testing BAC Testing: All residents are subject to drug testing or BAC testing at any time. Drug testing can be random, frequent and on move in date, when returning from a pass or requested at any time (day/night). Failure to comply with a UA/BAC request will be understood as a positive test. Providing a positive test or relapse is a breach of contract. You will be asked to leave the premises and will forfeit any paid rent. _____

Outpatient Program Attendance: Some residents will be attending outpatient programming. These residents must attend and participate in all scheduled groups, meetings, sessions, and requirements. Failure to do so, may result in breach of contract and removal from Stay Up Recovery facilities. _____

Resident Property Abandonment: In the event of contract dissolution, discharge or move out. Stay Up Recovery, LLC will not hold resident property for more than 72 hours. At this time abandoned property becomes owned by Stay Up Recovery, LLC and may not be returned. _____

Medications/MAT Program: Resident's that are taking MAT (Anti craving medications) or other narcotic medication will have their medications stored with the House Manager. Residents will be able to take their medications as prescribed, this includes dosages and times. Upon discharge, residents will receive their medications back. Under no circumstances will residents have access to their medications without a house manager "Landlord" present. _____

Modification to Guidelines: House rules are subject to change to maintain the safety and integrity of the house. In the event of any changes or addendums to the rules, Management will notify all residents immediately. _____



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Cardinal Rules: Failure to adhere to each rule or policy listed below will result in termination of resident contract, removal from Stay Up Recovery, LLC facilities and forfeiture of rent. _____

#1. Under no circumstances will Stay Up Recovery resident's; use, store, provide, hold, keep any illicit substance, alcohol or unprescribed prescription medications. This includes off property or on property. Residents with controlled medications will have their medications stored with the manager. These medications will be observed when taken. Under no circumstances will the resident exceed the prescribed dosages for any reason. _____

#2. No fighting, discrimination, verbal, or emotional abuse will be tolerated at any time. We are all grown men; we are working on becoming better men. Disputes will be resolved by both parties and management. Failure to resolve disputes may lead to termination of contract and removal from premises. _____

#3. Stealing, Theft, Bartering and Gambling will not be tolerated. Stay Up Recovery, LLC is not responsible for any resident's personal property at any time. Residents found stealing property, food or any items not owned by them, will be in breach of contract and removed from the premises. _____

#4. Breach of Curfew (Passes): Each resident is required to be inside the facility before curfew. Curfew is 11:00 PM Monday – Sunday. Depending on work schedule, residents may be allowed to return home after curfew, with proof of work schedule. Passes will be permitted by management only. Each "pass" offered can have different "rules" based on the circumstance. Failure to follow Pass "rules" can result in breach of contract and removal from premises. _____

#5. Weapons: Residents will not have or hold any weapons on property. _____

#6. Destruction of property: Resident's will not manipulate, destroy, or remove any company property from the facility. Adding personal property is permissible if approved. This means if a resident would like to add a TV, their own dresser or bed etc., these items can be approved. These items cannot be added/moved prior to review and approval. _____



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Medication information:

Medication Name:	Dosage:	Frequency:	Amount at move in:

Vehicle Information:

Make:	Model:	Color:	License Plate No:

Emergency Contact Information:

Name:	Relationship:	Phone Number:	Cell phone Y/N:



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I _____, have read, understand and agree to the terms Laid out with in this Resident Agreement and Contract and Cardinal Rules.

Resident Signature:

_____ Resident Name Print
_____ Resident Signature
_____ Date Signed (MM/DD/YYYY)

Landlord/Management:

_____ Stay Up Recovery Rep Print
_____ Stay Up Recovery Rep Signature
_____ Date Signed (MM/DD/YYYY)