



## Resident Agreement

This Residential Living Agreement is entered upon on \_\_\_\_\_ by and between River Housing, and \_\_\_\_\_ hereinafter “Guest Resident”), and shall govern Resident’s living and participation at River Housing located at 1507 Pleasant Street Fall River, MA 02723.

As a Guest Resident of River Housing, the following residency terms are as follows:

1. There is a “Zero Tolerance Policy” in place concerning the use of drugs and alcohol.

Resident is required to remain abstinent from the use of illicit drugs, alcohol, and nonprescribed medications. If a confession is made prior to receiving the lab results, staff may be able to hold Residents’ bed and refer them to treatment on a case-by-case basis.

2. Guest Resident understands that they will be subject to a drug and/or breathalyzer test upon admission, at random and at scheduled times. The frequency of testing will be based on necessity.

### Random Urine Screenings

2. Guest Resident will be given 2-4 hours to produce a random urine sample, and failure to do so will result in termination of tenancy. However, if the Guest Resident provides River Housing with bloodwork taken within three hours from the random urine screen and it reflects a negative result, River Housing will honor the bloodwork in place of the random urine screening. River Housing is not responsible for any costs associated with Guest Resident’s bloodwork.

### Scheduled Urine Screenings

3. Our designated lab company collects urine samples once per a week at scheduled times. Guest Resident agrees to provide them with a sample on scheduled days, every week. For scheduled urine collections through the lab, Guest Resident is given approximately 15 minutes to produce a urine sample. If Guest Resident has health insurance, the lab reserves the right to bill the Guest Resident’s health insurance policy for urinalysis services.

4. Guest Resident will be placed on a probationary period lasting 14 days from the date of



entrance. Guest residents have a 9:00pm curfew during the probationary period. This probationary period will allow both the staff and Guest Resident a period of time to determine whether this house is an appropriate fit for the guest resident's needs. Guest Resident's tenancy may be terminated if the director of River Housing determines that this is not the appropriate level of care for the Guest Resident.

#### 5. Fee Policy

##### Rent for Guest Resident's that get paid weekly, bi-weekly or that have a payee

Guest Resident must provide first & second week's rent during the intake.

Rent is \$250/week. Guest Resident is required to pay their rent weekly or monthly according to how they get paid. Rent is always due by 4:00pm on Friday's.

- \$250.00 First week
- \$250.00 Last week
- Total rent to move-in \$500.00

##### Rent for Guest Residents that receive monthly benefits

Guest Residents that receive SSI, SSDI or another form of monthly income in the amount of \$450 or more are required to pay monthly. The first month's rent will be contingent upon how many days into the month the Guest Resident moves in. Guest Resident will be responsible to pay for the amount of nights from the move-in date to the date of their next monthly income check at the rate of \$35.72 per night upon entrance and \$1,000/month thereafter.

- Number of nights from the move-in date to the date of the Guest Residents next monthly check at the rate of \$35.72 (i.e. move-in date 1/19/23, monthly check date 2/3/23. Number of nights between them = 14 nights X \$35.72/night = Total move-in cost of \$500.00).

There are no administration fees or guest fee deposits.

#### 6. Refund Policy



If a Resident is terminated from the program for not abiding by the program's rules, no monies will be refunded and the Resident is financially responsible for any money that may still be due to River Housing.

If a Resident relapses and agrees to go to inpatient detox treatment, River Housing will hold the bed for the Resident and allow them to return to the premises after completing treatment. However, they are financially responsible for the weekly Dues that they may have missed upon their return to the house.

If a Resident relapses and refuses to go to treatment, they are in violation of River Housing policy and will be asked to vacate the premises immediately. No refunds will be given to the member upon termination.

7. If the Guest Resident does not work or go to school for a total of 30 hours/week they will be subject to the 9-3 rule. The 9-3 rule requires Guest Residents to establish a routine M-F 9a-3p. This routine should consist of looking for work, volunteering in the community, participating in a day program, IOP, or Recovery center from 9a-3p. All guest residents are required to submit their schedules weekly.

11. Guest Resident will be highly encouraged to participate in developing a recovery plan with a case manager from the recovery program of their choice. It is suggested that the Guest Resident meet with the case manager at least twice a month to follow-up with recovery goals.

12. Guest Resident will complete chores as assigned, and they will receive their chore schedule upon acceptance to the program. Guest Resident is responsible to tell the Peer Leader or House Manager when their chore is complete so that it can be inspected.

13. Guest Resident is required to have his bed made by 10:00a.m. Monday-Sunday and keep their room clean and neat throughout the day. Guest Resident is not permitted to enter any other bedroom in his unit or any other unit in the building without River Housing staff permission.

14. Guest Resident is not permitted to smoke, chew tobacco, use spittoons, e-cigarettes or vape inside the house. Guest Resident may smoke in the designated smoking area located in the backyard until house curfew. House curfew for residents is 10:00pm Sunday-Thursday, and 11:00pm on Fridays and Saturdays.

15. Guest Residents' compliancy will be monitored and recorded on a "Policy & Procedure Tracking Sheet" each week. If the Guest Resident receives 3 or more tallies for moderate Violations, their tenancy may be terminated at the discretion of the director. If





the Guest Resident receives 1 tally for a severe violation, the Guest Resident may also be terminated at the discretion of the director.

16. Disruptive behavior by the Guest Resident will not be tolerated and will be considered a severe violation which can result in the immediate termination of the Guest Resident's tenancy. Severe violations include, without limitation, the following:

- Not following the drug testing policy and procedures
- Physical/verbal threats or violence
- Smoking/vaping in the residence
- Destruction of property
- Drug talk/romanticizing
- Gambling in the house
- Participating in the sale, purchase or sharing of any illegal drugs, alcohol or prescription medications
- Not paying the weekly Dues by Friday at 4:00 pm for a second time
- Being out of the residence overnight without a work schedule in the office that reflects he is working (Please know, If guest resident's work schedule reflects that he departs from work anytime between curfew (10:30pm or 11:30pm) and 5:30am guest resident will have a 45 minute travel time to get to work and to return to the residence.
- Touching the thermostat or surveillance cameras on any unit
- Bringing a visitor into the unit without consent.

17. The use of anabolic steroids or pro-hormones is strictly prohibited.

18. Good relations are to be maintained with our neighbors and the community, and Guest Resident shall conduct himself accordingly as he is a representation of the house.

19. Guest Resident is expected to stay as long as they feel that its appropriate in their recovery, unless otherwise terminated from the premises.

20. All Guest Residents are required to give a 7 day notice before moving out.

21. In the event of a physical injury on or off the property all Guest Residents are to report to



the director.

22. Guest Resident agrees to and understands that visual surveillance is being recorded on the property 24/7.

23. Subject to River Housing approval of Guest Resident's application and interview, Guest Resident's move-in date shall be \_\_\_\_\_.

Guest Resident understands and agrees to all residency terms listed in this "Resident Agreement". Guest Resident also understands that any violation of this "Resident Agreement" can result in immediate termination of the Guest Resident's tenancy, subject to the provisions and requirements of Massachusetts law.

**Contact Information**

**Owner:**

Kevin Doyle

Tel: 508-567-8727

**Director of Operations:**

Alyssa Matias

Tel: 774-213-1378

**SEEN AND AGREED TO BY:**

River Housing

\_\_\_\_\_ Dated: \_\_\_\_\_

By: Alyssa Matias OR Kevin Doyle

**RESIDENT:**

\_\_\_\_\_

Print

\_\_\_\_\_ Dated: \_\_\_\_\_