



Residential Living Agreement

This Residential Living Agreement is entered into this _____ day of _____, by and between Good News Recovery House and _____ (hereinafter "Resident"), and shall govern Resident's living and participation in the sober living community at 126 King Street South, Backus, MN.

1. Zero Tolerance Policy Concerning Use of Drugs and Alcohol – While living at Good News Recovery House, Resident is to remain clean and sober at all times, and shall refrain from the use of alcohol, illegal drugs, or prescription drugs for which he/she does not have a valid prescription. Drug Paraphernalia and off label use, dosing or administration of prescribed drugs constitutes a violation of this rule. Any violation of this rule will result in immediate termination of the Resident's tenancy.
2. Resident agrees that, at the request of Good News Recovery House, he/she shall be subject to a drug test, breathalyzer test and room search upon move-in and randomly thereafter. Any violation of this rule will result in immediate termination of the Resident's tenancy. There is a 2-hour time limit to produce a urine sample. Note: Resident agrees not to consume food with poppy seeds.
3. All medications to be taken by the Resident (prescription and non-prescription), must be pre-approved by Good News Recovery House. Any violation of this rule will result in immediate termination of the Resident's tenancy.
4. All residents shall be required to:
 - * Obtain an addiction sponsor/mentor. (Name, if there's already a sponsor: _____).
 - * Obtain a spiritual mentor. (Name, if there's already a mentor: _____).
 - * Work toward securing employment as appropriate. (Info, if any: _____)
 - * Volunteer with Good News Recovery House, Pine Mountain Gospel Church, and Foothills Christian Academy as appropriate.
 - * Abide by a 8 p.m. curfew each night unless otherwise arranged. (Exceptions: _____)
 - * Be in your room by 10 p.m. each night unless otherwise arranged. (Exceptions: _____)
 - * Abstain from all romantic and sexual relationships within the premises, with other guests/residents/visitors and staff.
5. Fees. The first month at Good News Recovery House is paid for by generous sponsors. After that time, Resident shall be required to pay \$400 per month as his/her proportionate share of the rent. Resident's failure to pay said rental obligation within a reasonable period of 5 days, may result in termination of Resident's tenancy. If Resident is unable to pay the full amount, credit may be given for volunteer hours, with a credit of \$10/hour given per hour of qualifying volunteer time. Arrangements for volunteer credit need to be made in advance.
6. The Resident is required to attend a minimum of 4 approved recovery meetings per week. (Plan: _____) NEED SIGNATURE SHEET
7. Church attendance on Sunday and Wednesday is required, unless arranged in advance to allow for employment, etc. Attend church at Pine Mountain Gospel a minimum of once a month. While Pine Mountain Gospel Church would welcome you, you are free to attend another church. (Church of choice: _____) NEED SIGNATURE SHEET

8. Each Resident is required to contribute to the upkeep of the home, including cleaning and simple maintenance as needed.

9. All visitors must be approved by a manager and are restricted to the first floor of either house. Absolutely no overnight visitors besides the GNRH Managers/Volunteers. Generally, minor children are not allowed. All visitors must be approved in advance and in writing. No male visitors. For phase one residents, no visitors are allowed for 30 days. For phase 2 residents, no visitors will be allowed for 7 days.

(Notes: _____)

(Your phase is determined by the length of time you've been sober, work, transportation, and other factors. Your mentor, sponsor, and recovery house committee will determine this.)

10. No smoking of anything (including vaporizers) in the house. Smokeless tobacco is allowed inside as long as courteous habits are followed. Smoking allowed in outside designated areas ONLY. Must discard cigarettes in a safe, designated container ONLY. No Littering.

11. Disruptive Behavior by the Resident will not be tolerated and will result in immediate termination of the Resident's tenancy. Disruptive behavior includes, and is not limited to, the following:

- × Physical or verbal abuse/violence.
- × Destruction of property
- × Disrespect to other house members
- × Lying, dishonesty or theft

This qualifies for inside our residence, and outside in the community

Not permitted inside any establishment that serves alcoholic beverages.

**There are vacation rentals near by and you are ABSOLUTELY not allowed to visit those residences.

Resident will be held legally and financially responsible for damage to persons and property.

12. If any illegal behavior is exhibited, or new charges are brought about, while a resident, your residency will be terminated effective immediately.

13. Resident is not entitled to any refund if the Resident's behavior causes her discharge.

****Assumption of Risk, Release & Indemnification.** Resident agrees to assume and accept all risks arising out of, associated with or related to Resident's participation in Good News Recovery House at 106 Wood Street, Backus, MN (the "premises") including but not limited to those risks which may have been caused in whole or part by the negligent actions or omissions of Good News Recovery House or its agents. Good News Recovery House and its agents shall NOT be liable for any damages or injury of or to the person or property of the Resident, Resident's family, guests, invitees or agents entering the premises at 106 Woods Street in Backus or the building of which said premises are part (the "Premises") – including but not limited to damage or injury (to person or property) caused in whole or in part by the negligent actions or omissions of Good News Recovery House or its agents – unless such damage or injury is proximately caused by the reckless or intentional misconduct of Good News Recovery House or its agents. Resident hereby releases Good News Recovery House and its agents from all such liability, and further agrees to indemnify, defend and hold Good News Recovery House and its agents harmless from any and all claim or assertions of damage or injury to the person or property of Resident occurring on or about the Premises, with the sole exception of claims for damage or injury proximately caused by reckless or intentional misconduct of Good News Recovery House or its agents.

Seen and Agreed to by:

GNRH: _____ dated _____

Resident: _____ dated _____