

Residential Living Agreement

This Residential Living Agreement is entered into this _____ day of _____, by and between Providence Place, Inc. d/b/a Providence Place (hereinafter "Providence Place") and _____ (hereinafter "Resident"), and shall govern Resident's living and participation in the sober living community known as Providence Place at 19 Bramhall Street and 25 Bramhall Street in Portland, Maine.

1. Zero Tolerance Policy Concerning Use of Drugs and Alcohol – While living at Providence Place, 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 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 request of Providence Place, he 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 Providence Place. Any violation of this rule will result in immediate termination of the Resident's tenancy.
4. The first thirty (30) days of residency at Providence Place is a probationary and orientation period. During that initial 30-day period, Resident shall be required to:
 - Join a Home Group and be active in that Home Group.
 - Obtain a qualified sponsor and be actively working the 12-steps of Alcoholics Anonymous out of the Big Book with that Qualified Sponsor.
 - Secure employment of at least 32 hours (maximum of 50 hours), be a full time student, or be active in at least 20 hours of ongoing volunteer work.
 - Abide by a 10 p.m. curfew each night (The curfew may be extended to 1:00 am once Resident has fulfilled all of these requirements, and successfully completed their 5th step reading with their sponsor).The Resident's progress will be evaluated at 30 days to determine if continued residency is appropriate.
5. Fees. In connection with Resident's application to live and reside at Providence Place, There shall be no fees charged for the sober living program provided to the Resident by Providence Place. Instead, Resident's payment of his proportionate share of rent owed shall entitle Resident to live at Providence Place and Participate in all aspects of its sober living program. Resident shall be required to pay _____ per month to Providence Place as his proportionate share of the rent. The amount of Resident's rental obligation may be increased or decreased by Providence Place upon (30) days advance notice. Resident's failure to pay said rental obligation within a reasonable period of 5 days, may result in termination of Resident's tenancy.
6. The Resident is required to attend a minimum of four 12-step Recovery Meetings per week (AA/NA/CA etc.) for the first 30 days of tenancy, and a minimum of three 12-step Recovery Meetings per week (AA/NA/CA etc.) for the period thereafter. One of these meetings will be his Home Group. Two meetings attended on the same day count as one meeting, in order to avoid resident not planning ahead and overloading meetings at weeks end.
7. Each Resident, unless scheduled to work at the time, is required to attend the weekly in-house AA meeting at 8pm on Mondays.
8. Each Resident will attend the weekly House Meeting at 8pm on Sundays.
9. The resident will attend a weekly group session, 3 scheduled guided meditations, and any other required programming.

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10. Each Resident is required to do a scheduled chore shift each week as assigned (VIP). The Resident is required to be up and have his bed made by 9 am and maintain a reasonable level of cleanliness around the house as required by the managers.

11. Resident is not to accrue more than 2 written warning during his stay. Violation (#3) will result in termination of the Tenant's residency.

12. Unless married or engaged, resident must agree not to have any one-on-one contact with existing partners (group settings are okay) for the first 60 days of tenancy. No new romantic relationships are to be established until management deems it appropriate based on resident's progress. Affiliation with online dating sites is prohibited as well.

13. All visitors must be approved by a manager and are restricted to the first floor of either house.

14. No smoking of anything (including vaporizers) in the house. Smokeless tobacco is allowed inside as long as courteous habits are followed.

15. Be respectful of the house and furnishings. No hanging pictures on the walls, etc.

16. Resident shall be eligible to apply for an outside overnight after 30 days. All requirements must be fulfilled in provision #4, and the Resident must be actively working step 9 to have this privilege considered.

17. 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

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

18. Consistent with Providence Place financial policy, Resident is required to give thirty (30) days written notice before moving out.

19. Consistent with Providence Place financial policy, Resident is not entitled to any refund if the Resident's behavior (especially in regard to provisions outlined in the Residential Living Agreement) causes his discharge.

20. 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 Providence Place sober program and residence at 19 Bramhall Street or 25 Bramhall Street in Portland, Maine (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 Providence Place or its agents. Providence Place 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 19 Bramhall Street or 25 Bramhall Street in Portland 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 Providence Place or its agents – unless such damage or injury is proximately caused by the reckless or intentional misconduct of Providence Place or its agents. Resident hereby releases Providence Place and its agents from all such liability, and further agrees to indemnify, defend and hold Providence Place 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 Providence Place or its agents.



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21. Resident's Move-in date shall be _____.

22. Contact information for the Owners and Director of Providence Place can be found below.

Owner:

Gary Lamson 207.671.4753

Director:

Justin Reid 207.730.9649

Seen and Agreed to by:

Providence Place

_____ dated _____

Resident:

_____ dated _____