

# Garden Home Ministries

## Housing Rules and Regulations

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The following is a contract between this individual as a resident and GHM. You as a resident must agree to the conditions that are outlined in this contract and know that any violation is subject to your immediate eviction from the house. No notice is required to terminate this contract if it is determined that your behavior places other women at risk, which includes but isn't limited to: a drug/alcohol relapse, letting people in the house after hours, violence, threat of violence, destruction of property, theft, disregard for the house rules and any behavior not conducive to recovery. If the contract is terminated and an eviction ensues, the individual has 7 days to pick up personal items or they will be donated to charity. This house is to remain a safe place for women to live, heal and recover with the provided community support. These rules were originated to ensure that the individuals have a safe place to live and recover. Individuals violating the same rules or regulations, unless otherwise noted, will receive: 1. A verbal warning, 2. A written warning, 3. If behavior is not corrected, the individual will be evicted for any further violation. Additional rules may be added at any time as deemed necessary by GHM or House Manager.

### Entry and Acceptance for Residence –

Payment arrangements will be discussed with GHM. Monthly rent is as follows:

- \$450/month – semi-private room (includes utilities/internet)
- \$600/month – private room (includes utilities/internet)

Rent is due upon entry and each subsequent month on the entry date for the following month. Late payments will result in an eviction notice. ***All rent is non-refundable.***

Residents will be drug tested upon arrival and prior to acceptance.

Personal belongings must not exceed personal space available. All belongings entering the house will be searched and all articles of clothing will be placed in the dryer for minimum of 30-45 minutes.

All Residents are to have medical insurance. If an individual does not have medical insurance, she is required to apply through the applicable Medicaid program or other available plan and must gain coverage.

Residents must be employed or be in an educational or recovery outpatient program full time within fifteen (15) days of moving in. If the individual is on Social Security disability, they must volunteer their time to a GHM approved activity for at least fifteen (15) hours per week. These conditions must be maintained throughout occupancy.

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### Recovery –

All residents will serve a probationary period of two weeks (14 days) which will be considered a blackout period. Only work (looking for work), meetings, out-patient and appointments will be permitted during this time and there will be no free time allowed.

Residents must commit to having a sponsor, a home group, and must be working a 12-step recovery program. Once a sponsor is obtained, a weekly meeting will be a minimum requirement with that sponsor. Individuals not showing a commitment to their recovery will be reviewed and possibly evicted as this process is the cornerstone of success.

**Attending 5 meetings per week**, 1 being a **women's only meeting**, is **mandatory** for the first ninety (90) days of residence. A signed meeting list must be turned in at the weekly house meeting. After the first ninety (90) days of occupancy, three (3) meetings per week are mandatory. Any meeting at a club and/or sanctioned AA or NA meeting will only be counted as 1 meeting regardless of the number of meetings attended consecutively that same day.

Weekly house meetings are MANDATORY and will be scheduled by the House Manager. Prior permission for absence is unlikely and unexcused absence will result in a warning with the responsibility of an additional chore for the following week. Multiple absences will result in eviction.

Residents will have random drug testing and random breathalyzer screenings. If an individual refuses testing, or if the test results are positive, the individual will be immediately evicted. Individuals will have one (1) hour to give a test sample upon request. Fellow residents may anonymously request another individual to be drug tested if verbal or visible use is discovered.

If a person is suspected of using drugs and is passing a drug test or the individual believes it is a false positive, the individual is expected to give a sample to a healthcare provider for lab testing at the individual's own expense.

If any resident is aware that another individual has relapsed and has not notified GHM or the House Manager, they will be subject to eviction for withholding that information.

GHM and all affiliates reserve the right to disclose the results of drug testing to medical personnel, law enforcement, and government personnel (such as parole officers, probation officers, etc.).

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### General Rules of Conduct–

Residents are not permitted to smoke or vape in GHM homes. Residents are permitted to smoke or vape only in designated smoking areas. Failure to follow these rules will result in eviction, as a safety violation.

Curfew will be as follows, Sunday through Thursday 10:00 pm, and Friday through Saturday 11:00 pm. There are NO exceptions.

NO males are permitted around the premises, outside the house on porches or sidewalks, or inside the home for any reason. No transportation should be allowed to enter to GHM homes excluding sponsors.

Residents will be responsible for their weekly assigned house chores and personal space. Chores are to be completed in a satisfactory way as determined by GHM or the House Manager by 10:00 am. Eviction will result from continued unsatisfactory completion of chores.

Residents are responsible to make their beds daily and keep their personal area clean. They will also be responsible for cleaning up the kitchen and bathroom after individual use.

There will be no overnight leaves the first ninety (90) days. Overnight leaves require a (24) hour approval from GHM or House Manager. Individuals will be drug tested upon their return from any overnight leave at their expense of \$10.

No burning candles in any area of the house or open flames allowed.

Theft or committing any crime will be grounds for eviction. Threats or physical violence will be grounds for all individuals to be evicted.

Exterior locks on doors are permitted, but must remain unlocked when the resident is in her room.

Residents are responsible for their keys. There will be a cost of \$25 to replace lost keys.

All medication must be locked in personal locker at all times and no sharing of medication.

Med counts will be done randomly and there are no narcotics or diet pills permitted.

All residents must sign-in & out. Before leaving, they must provide where they're going and when they'll be expected back.

No eating in bedrooms. All food items will be kept in the pantry.

Residents understand that random room checks will be conducted without notice.

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No re-arranging furniture, pictures or any item belonging to the GHM home which includes no nails to hang personal pictures.

Guests and visitors will use the front door only. They may reside in the TV room only. NO ONE is to enter or exit through any other doors or move throughout the home.

Visits with children would need to be approved by GHM or House Manager. All minors must have a signed release by legal guardian. Resident is responsible and liable for all repairs, replacements and damages caused by any acts of negligence of the individual or guest.

Residence will provide proof of income while living in the home.

Each resident is responsible for their own belongings. The GHM is not responsible for resident's property.

Residents will not enter someone else's room without permission.

Residents are not permitted to smoke or vape in GHM homes. Residents are permitted to smoke or vape only in designated smoking areas. Failure to follow these rules will result in eviction, as a safety violation.

**All rental agreements must be followed or failure to pay rent is grounds for eviction.**

**Resident Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Resident signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Witness signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Individual Initial: