



Housing and Shared Living Expense Agreement

This Housing and Shared Living Expense Agreement is made between _____
(the "Tenant") and Joppa House Ministries.

The terms of this Housing and Shared Living Expense Agreement are as follows:

1. Tenant agrees to abide by the rules set forth in the Joppa House Residency and Shared Living Expense Agreement and the Joppa House Cooperative Living Covenant, as well as all requirements and obligations of the Tenant set forth within this Agreement, including but not limited to the following:
 1. Good faith participation by the Tenant in the programming offered, including but not limited to Bible Study, attending a church of the Tenant's choice, financial and budget counseling, cooking, "Stepping Stones" life skills training, case management, and other motivational programs.
 2. Active pursuit and maintenance of gainful, full-time employment by the Tenant, including acquisition and commencement of such employment within 30 days of residency. Such employment must thereafter be continuously maintained, with such periodic reporting from the Tenant and/or her employer as may be requested by Joppa House Ministries.
 3. Length of stay shall not exceed 18 months. Exceptions may be determined by the Board of Directors on the basis of need, on a case-by-case basis.
2. Shared Living Expenses include housing and utilities. Shared Living Expenses are as follows:
 1. • \$200 Sobriety Deposit due upon first day of residency
• \$100.00 per week payable at each pay period (\$14.25 per day if pro-rated)
• \$10.00 per week per child, payable at each pay period
 1. Excessive arrears of over \$400.00 will result in eviction and dismissal from the program if suitable arrangements cannot be made to pay the past due balance.
 2. Sobriety Deposit will be refunded if:
 1. Fulfill the 6 (six) month minimum commitment, unless otherwise agreed upon between Joppa House Ministries and the Tenant
 2. No major violations within 30 days prior to discharge
 3. A 30-day notice is given prior to leaving residency
 4. No damage to Joppa House Ministries or related property
 5. All loaned items returned, including locker padlock and checked out books
 6. No outstanding balance of Shared Living Expenses are due
 7. No outstanding balance of monies loaned



1. If a violation or multiple violations occur, the Tenant will be asked to leave residency.
 1. Tenant will be required to leave the property with the entirety of your belongings.
 2. Tenant will not receive a refund of your sobriety deposit and will not be entitled to the pro-rated portion of your paid Shared Living Expenses.
2. If Tenant relapses she will be required to leave the Joppa House Ministries campus immediately. There will be no exceptions.
 1. Tenant will be required to take all her belongings, or arrangements must be made for her belongings to be gone from the property within seven (7) days.
 2. Tenant will not receive a refund of your sobriety deposit and will not be entitled to a pro-rated share of her paid Shared Living Expense.
3. Failure to adhere to the expectations and responsibilities as outlined in the Joppa House Handbook and subsequent residency contracts may result in immediate expulsion from residency and sobriety deposit will not be refunded.
3. Tenant shall also participate in establishing a monthly personal budget which includes consideration of a savings plan for future housing goals and future needs of the Tenant, in the amount of 10% of Tenant's net monthly income. Tenant will also be encouraged to contribute 10% of her income each pay period to a church ministry or charity of her choice.
4. Tenant acknowledges that Joppa House Ministries (with cause) reserves the right to ask and require Tenant to leave and vacate the Joppa House Ministries campus, through provision to the Tenant of a fourteen (14) day Termination Notice. Cause shall include failure of the Tenant to abide by any requirements or other terms of this Housing and Shared Living Expense Agreement. If there are no concerns or issues which may jeopardize or endanger the Tenant, others, or property in or owned by Joppa House Ministries, the Tenant may be required to immediately vacate the premises without advance notice. (Note: no verbal agreement will modify or change this or any other right of Joppa House Ministries.)
5. Tenant agrees to voluntarily submit to and participate in initial drug/alcohol testing upon acceptance for residency, as well as random drug/alcohol testing thereafter. No criminal action pursued by Joppa House Ministries relative to a positive test result. A positive test result, or the failure to comply with testing requirement, shall result in immediate expulsion and eviction from the Joppa House Ministries campus without need for advance notice. Joppa House Ministries possesses and reserves the right to decline any applicant and to



terminate any tenancy, if the application and/or Tenant appears to be afflicted with any substance abuse disorder.

6. I (the undersigned Tenant) acknowledge and agree that I am entering the Joppa House Ministries campus voluntarily, and I will not hold Joppa House Ministries responsible or liable for my wellbeing, other than the provision of housing to me by Joppa House Ministries, in accordance with the terms of this Housing and Shared Living Expense Agreement.

We, at Joppa House Ministries, pray that you will come to realize that this mission was ordained by God and that we all need to work on greater dependence on Him.

I (the undersigned Tenant) have read and received copies of the following documents:

- Joppa House Cooperative Living Covenant
- Joppa House Residency Agreement

I understand and agree to abide by all terms of this Housing and Shared Living Expense Agreement.

SIGNATURES:

TENANT

Tenant Signature

Date

Tenant Printed Name

JOPPA HOUSE MINISTRIES

Virginia Stevens, Joppa House Ministries Director

Date