



WATTS UP

CDC

Transitional Housing

House Rules and Guidelines

Reason for Immediate Dismissal

1. Materially damaging the shared property, appliances or furnishings.
2. Using the premises for any unlawful purpose.
3. Substantially interfering with housemates including or permitting a nuisance in/or damage to the appurtenances thereof or the common areas of the complex containing the property, or creating an unreasonable interference with the comfort, safety, or enjoyment of any of the other housemates of the same or Housemates in adjacent buildings or another housemates possessions (including food).
4. Unlawful conduct involving weapons or ammunition (including guns, knives or chemicals) that can cause bodily harm are not allowed on the property. If notified or discovered, you will be discharged immediately, and the police will be notified.
5. Committing violence, domestic or sexual assault against, or stalking another housemate on or off of the premises.
6. Threats or aggression of any kind towards other housemates, staff/ Principal Tenant, neighbors or anyone associated with or performing services at the house.
7. Refusing to maintain your room and/or any common area in a clean and tidy way at all times particularly following your use.
8. All housemates must attend house meeting on a weekly basis. No Exceptions!
9. All housemates are on curfew: Sunday – Thursday 11:00 P.M. On the Weekends Friday & Saturday 2:00 A.M. Doors will be locked. (employment exceptions apply)
10. No drugs, alcohol, or any kind of paraphernalia will be allowed on the premises.
11. No visiting other rooms at ANYTIME! All visit should occur in the common areas.

NO DISRESPECT, VULGAR LANGUAGE TOWARDS HOUSEMATES, STAFF, OR PRINCIPAL TENANT.

Print Name: _____

Sign Name: _____

Date: _____

Shared Living Agreement

This Shared Living Agreement is between WATTS UP COMMUNITY DEVELOPMENT CORPORATION, hereinafter referred to as Principal Tenant and _____, Hereinafter referred to as Housemate.

This agreement is entered into on this _____ day of _____, 2019.

This Shared Living Household Agreement helps develop and provide housing for people who wish to move from homelessness or near homelessness to independent, supportive living. Participation in this structured living environment is conditioned upon compliance with the published House Rules and Guidelines. The guidelines outline a Shared Living Agreement as a basis for a written understanding between the Principle Tenant and the Housemates on an array of expectations for acceptance into the household. It is broad in scope, covering many aspects of shared daily living. This agreement is subject to change as necessary and appropriate to maintain a harmonious and productive household. The is a legally binding agreement. It is intended to share the home with other Housemates. The Principle Tenant shall provide a copy of this executed (signed) documents to each Housemate, as required by law.

Property Located At:

Watts Up House

TBD: At the Time of Move- In

Los Angeles, CA

Terms

Length of Agreement: Month-to-Month

Either party may cancel or request a change to the terms of this agreement upon thirty (30) days WRITTEN notice. The notice period may be lengthened or shortened by mutual WRITTEN agreement, however violation of the eleven (11) House Rules and Guidelines attached to this agreement could result in immediate termination of your participation as a Housemate.

Rent

Rent is payable monthly on the 1st day of the month including weekends and holidays, and includes utilities.

Late Payment

In the event any rent payment by Housemate(s) is not made within three (3) days of when rent is due, Housemate(s) shall pay to Principal Tenant "3 Day Late Fee" in the amount of \$25. Should

the Housemate(s) decide to vacate in lieu of payment the Housemate(s) will still be liable for a daily prorated rent based on his/her current rent amount.

Security Deposit

The security deposit of \$100.00 may be required at the decision of the Principal Tenant for the purpose of repairing damage and/or replacing lost keys or other household items for which the Housemate is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent or other bills that are the Housemates responsibility. The Principal Tenant and the Housemate shall conduct a pre-move on and pre-move out inspection of your assigned room and those parts of the common areas for which you are responsible BEFORE the Housemate moves out at which time the Principal Tenant shall inform the Housemate of needed repairs and/or cleaning in WRITING. The Housemate shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit. Within twenty-one (21) days after the Housemate moves out, the Principle Tenant shall return the deposit to the Housemate. The Principal Tenant shall provide the Housemate with a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made from the deposit.

Household Member Access:

- o Kitchen use
- o Use of washer, dryer, appliances
- o Use of common area
- o Bedroom assignments
- o Other _____

Household Rules

Cleaning:

No Overnight Guest
Authorized Smoking
NO Alcohol/Drug Use
Bedroom Assignment
NO Pets

Kitchen Use:

Use of Washer, Dryer, & Appliances
Use of Common Areas
Study/Quiet Hours
Other

Attached is a supplementary sheet for more details. I have read and signed the items on this page.

Animals

The parties agree that no animals are allowed on or around the Premises by any Housemate without express written permission from the Principle Tenant name above. Should such written

permission be given Housemate acknowledges exclusive responsibility for any and all damage caused to the Premises by such animal.

Signature:

Date:

Residential Duties

Applicant agrees that he/she shall, as a condition of his or her residency and at his or her own expense, comply with all obligations imposed upon all household members by applicable provisions of building, housing, and health & safety codes as well as the House Rules and Guidelines along with published cleaning schedules; keep the Premises clean and sanitary; remove all garbage from the dwelling unit in a clean, sanitary, and in repair; and use and operate in a reasonable manner all electrical, plumbing, sanitary, heating, ventilating, air conditioning, and other facilities and appliances. Each Housemate is responsible for assisting in keeping the common areas of the premises clean and tidy according to a mutually agreed upon schedule.

A Housemate's refusal to acknowledge and comply with the House Rules and Guidelines, Household Member Access, and Household Rules as described herein or on attachments, creates a substantial nuisance (and possibly a health & safety issues) to the other Housemates. Therefore, he/she will be asked to participate in a house meeting in an effort to resolve any such issues.

If the person continues to refuse to carry out their assigned responsibilities under this agreement without regard to the impact their actions or inaction may have on other Housemates, then the offending person will be asked to leave the premises immediately and their participation as a housemate will end immediately.

Conflict Resolution

Each housemate will strive to develop mutual cooperation with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue to thereafter, the housemates agree to the following methods of conflict resolution:

- Decision by Household majority vote
- Decision by Principal Tenant

Privacy

As required by law, the Principal Tenant may enter the Housemate's room only for the following reasons: (a) in case of emergency; (b) to make necessary or agreed-upon repairs, decorations, or improvements, supply necessary or agreed-upon services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, Housemates, workers, or contractors; (c) when the Housemate has abandoned or surrendered the premises; or (d) pursuant to court order. (e) In the event the Housemate shares a room the other person assigned to the room, that House has the authority to let the Principal Tenant into the room. The Principal Tenant must give the Housemate twenty-four (24) hours WRITTEN NOTICE of intent to enter only during normal business hours, excepting by necessity, cases (a) and (c) above.

Damage to the Premise

If the Premise is damaged or destroyed by wrongful or negligent acts of Housemate or person on the Premise with Housemate consent, so that the use of the Premises is substantially impaired, Principal Tenant may terminate this Agreement with or without notice within thirty (30) days after the damage or destruction and Housemates will immediately vacate the Premise. If Housemate vacates, Housemate is not liable for rent that would have been due after the date of termination. Housemate must notify the Principal Tenant immediately upon the occurrence of such damage.

Improvements by household members

Household members may not make any alterations or improvements to the Premises (including the application of paint, stains, nails or screws to the woodwork, walls, floors or furnishings) without first obtaining Principle Tenant's written consent to the alteration or improvement and all such alterations or improvements shall become the property of Principle Tenant.

Parking

Housemates acknowledges there is no parking on the grounds of the property. Parking is available on the street, and the use of the 2-car garage and/or driveway is not part of this rental agreement.

Surrender of Premises

At the expiration of this Shared Living Agreement term, Housemate shall immediately surrender the premises in the same condition as at the start of this Agreement, reasonable use and wear thereof are excepted; Housemates shall return to Principal Tenant a complete set of keys to the Premise; and provide the Housemate's WRITTEN forwarding address to the Principal. If Housemate remains in the Premises after the expiration or termination of this Shared Living Agreement without Principal Tenant's written permission, Principal Tenant may recover possession of the premises in the manner provided for by law.

Legal Expenses

If Housemate breach this Shared Living Agreement, Principle Tenant shall be indemnified by Housemate for any reasonable attorney fees and out-of-pocket cost which in any way related to, or were precipitated by, the breach of this Agreement.

Non-Waiver

Any failure by Principal Tenant to exercise any rights under the Agreement shall not constitute a waiver of rights

Entire Agreement

This Agreement along with the House Rules and Guidelines, Household Member Access and Household Rules will constitute the entire agreement between Principal Tenant and Housemate. Any prior understanding or representation of any kind preceding the date of this Agreement will not be binding on either party except to the extent incorporated in this Shared Living Agreement.

Severability

In the event of any conflicts arising between any provision of this Shared Living Agreement and the applicable legislation of the State of California, County and City of Los Angeles, the Law will prevail and such provision of the Agreement will be amended or deleted as necessary in order to comply with the Law. Further, any provisions of this Shared Living Agreements are held to be invalid or unenforceable in whole or in part, those provisions to the extent enforceable and all other provision will nevertheless continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Shared Living Agreement.

Megan's Law

"Pursuant To Section 290.46 of the Penal Code, Information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include wither the address at which the offender resides or the community of residence and ZIP CODE in which he or she resides."

By signing this Shared Living Agreement, I acknowledge that I am not a registered sex offender.

Print name

Signature:

Date:

Lead-Based Paint Disclosure

_____ Housemates(s) acknowledge(s) receipt of "Disclosure of Information on Lead-Based Paint or Lead-Based Paint Hazards" from Principle Tenant/agent. (Required for homes built before 1978.) Available online at:

www.epa.gov/region07/citizens/pdf/lead_disclosure_form_rental.pdf

_____ Housemate(s) acknowledge(s) receipt of the pamphlet Protect Your Family from Lead in Your Home.

(Required for homes built before 1978.) Principal Tenants may call 1-800-424-LEAD or go to www.2.epa.gov/sites/production/files/2013-09/documents/lead_in_your_home_brochure_land_b_w_508.

Move-In Checklist:

Prospective Housemate will initial to confirm his/her agreement with the state of the property at move-in:

- You were assigned a room assignment in accordance with the amount of rent you are paying. _____

Your room contains but not limited to:

- A clean matching set of linens with comforter _____
- A chest draw for your use (three (3) draws if a shared room) _____
- A tidy and clean room free of odors, carpet stains, etc. _____
- Access to clean and functioning bath facilities _____
- Access to Kitchen/ Stove/ Refrigerator _____
- Access to all common areas (except garage) _____
- Access to Laundry Area _____

Please check:

___ Microwave
___ Range/ Stove/ Oven
___ Heater/ Air Conditioner
___ NO Alcohol/Drugs

___ Refrigerator
___ Sink/ Disposal
___ Wifi Equipment
___ NO Pets

___ Cable TV (Common Area Only)

___ Other _____

Housemate shall use and maintain the appliances and living areas in such a manner that, upon expiration or termination of the Agreement, the appliances will remain in a reasonable condition and as not to interfere with any housemates ability to enjoy the premises comfortably.

A) Principal Tenant ___ will ___ has provided Housemate a copy of the Condition of Rental Property Checklist, completed when housemate first moved in.

B) Both Principal Tenant and Housemate will complete the Condition of Rental Property Checklist within three (3) days of move-in.

Parties:

_____, Housemate

Print name

WATTS UP COMMUNITY DEVELOPMENT CORPORATION, (referred as Principal Tenant)

By: _____

Title: _____

PLEASE TELL US ABOUT YOUR REFERENCES

Bank Accounts:

Name: _____ Acct Number: _____

Name: _____ Acct Number: _____

Personal References & Emergency Contacts:

Name: _____ Relation: _____ Phone: _____

Name: _____ Relation: _____ Phone: _____

Driver's License/ID Card Number: _____

Vehicle Information: Make/Model: _____ Year: _____

License Plate Number: _____

ADDITIONAL INFORMATION

Please give any additional information that might help us evaluate your application.

APPLY AND AUTHORIZATION

I hereby apply to become a Housemate at the property address listed above and set forth in, and upon the terms and conditions of, the Shared Living Agreement, and I warrant all statements herein are true. In the event any statement is not true, all the security deposit may be retained to offset the cost, time, and effort in processing my application. I hereby authorize an investigation of my credit, Housemate history, banking and employment for the purpose of processing this application. I recognize that as a part of processing the application, an investigation report may be prepared whereby information is obtained through personal interviews with others with whom I may be acquainted, and which includes information as to my character, general reputation, personal characteristics and mode of living.

This agreement is entered into on this _____ day of _____ 20__.

Application Signature: _____

Date: _____

Principal Tenant Signature: _____

Date: _____

Rent/Credit Application

The undersigned hereby makes application to join a Supportive Housing Property as a Shared/Single room housemate at _____, with anticipated move-in date of _____ at a monthly rent of \$ _____,

And security deposit of \$100.

Please tell us about yourself:

Applicant Name: _____ Phone: _____
Date of Birth: _____ SSN: _____
Email: _____ Pet(s): NOT ALLOWED

PLEASE GIVE US YOUR RESIDENTIAL HISTORY (LAST 3 YEARS)

Current Address: _____ How Long: ___ Amount Paid: _____
Landlord Name: _____ Phone: _____

Previous Address: _____ How Long ___ Amount Paid: _____
Landlord Name: _____ Phone: _____

Please Give Us Your Residential History (Last 3 Years)

Have you ever been evicted from a rental property: Yes ___ No ___
Have you had two or more late rental payments in the past year? Yes ___ No ___
Have you ever willfully or intentionally refused to pay rent when due? Yes ___ No ___

Please tell us about your Employment/ Income

Your Status (All Applicable) Full Time ___ Part Time ___ Disabled ___
Employer: _____ Job Title: _____
Manager: _____ Phone: _____
Income (per month): _____ How Long Employed: _____

If you have other sources of income that you would like us to consider, please list income amount and source.

Amount: _____ Source/Name: _____

Weekly Chore Schedule

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
Upstairs Bathroom							
Downstairs Bathroom							
Cut Grass							
Water Grass							
Sweep Floors Upstairs							
Window Seals							
Clean Windows							
Clean Window Screens							
Mop Floors Upstairs							
Mop Floors Downstairs							
Stairwell							
Kitchen							
Refrigerator							
Trash Cans							
Clean Walls (everybody on the 3rd Saturday)							
Rake Leaves							
Clean Porch							