

**HEATHERS HAVEN, INC.**  
**SOBER LODGER AGREEMENT**  
**for**  
**ALCOHOL AND OTHER DRUG FREE ENVIRONMENT**

The undersigned acknowledges and understands she is participating in an alcohol and drug free shared living situation. The undersigned resides in the capacity of a member of a sober lodger, sharing a living family unit for the purpose of facilitating mutual recovery and transition to responsible living. No possessory right is granted or intended by this agreement. Only members in good standing may remain on the premises overnight except by special permission. Anyone who is not a lodger/member in good standing shall leave the premises immediately when so requested.

All lodger/members, to remain in good standing, must participate in activities conducive to recovery and normalization of life including attending at least three AA or NA type meetings plus at least one religious meeting in a traditional church environment.

In the event the undersigned sober lodger fails to abide by the policies and rules, good standing is forfeited and she agrees, when asked, to immediately vacate the premises. If the legal process is used to oust the lodger, the lodger is responsible for all attorney fees and court costs.

One becomes a sober lodger/member in good standing by being screened and accepted, and, upon acceptance, agrees to pay a daily fee for the services of Heathers Haven, including shared living accommodations and shared utilities. The current standard daily fee rate is \$15.00 per day, or \$12.50 per day depending on which room is shared. The fees may be reduced to \$12.50 per day or \$10.00 per day if paid in advance. If not paid when due, fee rate immediately returns to the current standard daily fee rate. In addition, a one time non-refundable processing fee of \$150.00 plus a security deposit of \$200.00 will be charged before acceptance as a member in good standing. Fees may be changed without advance notice.

The undersigned member/lodger expressly agrees to abide by the following rules as a condition of continued presence on the premises. Any violation of these rules results in immediate loss of good standing. IF THE LODGER IS REQUESTED TO LEAVE FOR VIOLATION OF THESE RULES THERE MAY BE A FORFEITURE OF LODGING FEES. ALL FORFEITED FEES MAY BE APPLIED TO FUTURE LODGING. A member/lodger who loses good standing for cause may re-apply in 30 days. Former members may be moved to the front of the waiting list.

1. No alcohol or other drug use. This includes possession, consumption, selling or distribution. Drugs includes all illicit and mind/mood altering licit prescriptions unless specifically approved by the staff. Only prescribed medication necessary for a physical health problem is allowed. All medication prescribed or over the counter must be approved by staff. Abuse of over the counter medication or failure to report medication to staff will be grounds for immediate loss of good standing, and expulsion.
2. No violence or threats of violence. Persons committing violence or threats of violence in or around the house will be removed by local authorities, if necessary.
3. Behavior that is disruptive to the serenity and supportive nature of the house will not be tolerated, and is grounds for immediate expulsion.
4. Each lodger is responsible to maintain her assigned shared living accommodations in a clean, orderly and safe manner. No incense, or open flame (candle) is allowed in the house. Monetary fines may be assessed for failure to comply.

5. SOBER LODGING FEES ARE PAID IN ADVANCE. If the lodger does not pay the fee in advance, then membership in good standing is forfeited and she agrees to immediately vacate the premises when so asked at the discretion of the staff. Heathers Haven will not be held responsible for the personal possessions of any lodger either before or after vacating. A storage fee may apply. All personal belongings left will become property of Heathers Haven after thirty (30) Days.
6. Our sober lodging accommodation includes furnishings and utilities. Lodgers provide their own food, bedding, and personal needs.
7. Before being accepted the lodger must have thirty days clean and sober. This must be verifiable. Thirty days clean policy may be waived if lodger comes from inpatient treatment facility. Urine Analysis Drug Testing may be given upon moving into Heathers Haven, or lodger must have verification of a Urine Analysis Drug Test given during the past twenty-four hours.
8. If a lodger becomes aware of another lodger using alcohol or other drugs while living at Heathers Haven, the aware lodger has twenty-four hours to report this to management. Failure to do so will result in being subject to immediate expulsion.
9. No lodger is allowed to stay out overnight for the first thirty days after moving into the house. If you are going to be away overnight, arrangements must be made with the house manager prior to leaving. The house manager must know the approximate time you will return.
10. Voluntary urine drug screening will occur randomly, or if there is suspicion of drug or alcohol use. If you do not submit to testing you will be expelled without notice.
11. Your room may be, without notice, immediately searched by management if there is probable cause. Failure to comply will result in immediate expulsion.
12. Illegal activities while living at Heathers Haven will not be tolerated.
13. No sexual solicitation or contact is permitted on premises. Violation of this rule is grounds for immediate termination.
14. Guns, knives, or any other type of equipment that is considered a weapon will not be permitted on the premises.

LODGING FEES ARE TO BE PAID IN CASH, MONEY ORDER, OR CASHIERS CHECK,  
AT THE FOLLOWING LOCATION:

Heathers Haven  
726 West Forth  
Medford, OR. 97501

Sober Lodgers occupy living space only as a privilege of membership in good standing, in a single family household of unrelated handicapped individuals, recognized as such within the Federal Fair Housing Act, and governed by a set of agreed upon rules set forth as a condition of acceptance by Heathers Haven, a 501 (c) (3) corporation operating for public benefit in the realm of providing housing. No landlord/tenant relationship exists between Heathers Haven and the family members. Landlord Tenant relationship exists only between the owner of the occupied facility and the corporation signing the lease.

I HAVE READ AND RECEIVED A COPY OF THIS AGREEMENT.  
I HAVE ALSO READ AND RECEIVED A COPY OF THE BASIC HOUSE RULES.