



RESIDENT AGREEMENT

DOCUMENT 15: VERSION 1.0

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RESIDENT AGREEMENT & ATTESTATIONS

1. Sunstone and the resident agree that no deposit or advanced payments are required prior to becoming a resident and securing a bed at a Sunstone property.
2. Sunstone and resident agree that the daily rental fee is \$30 per day. There is no sliding fee scale or discounted fee scaled based on the number of days paid or any other parameter. If a resident is provided subsidized housing through Sunstone, the length of the subsidy term will be notated on the resident's lease agreement. The resident will be informed of the date they are personally financially responsible for rent payments on the lease agreement.
3. If a resident is personally responsible for their rent payment, then the payment is due on or before the Monday of each week. The resident agrees that if rent is not paid in full on or before the Monday of each week, the resident will pay a late charge of \$5.00 as allowed by applicable Ohio law. Tenant agrees that rent shall be paid in lawful money of the United States by cash, personal check, money order, cashier's check or electronic payment (credit card, PayPal, Venmo, etc...).
4. If a resident has not paid their fees for 14 consecutive days, Sunstone shall not be required to deliver thirty (30) days' written notice as provided by the standard breach of the lease agreement. In such event, Sunstone may serve the resident with a seven (7) day written notice of termination, whereupon the resident must pay the unpaid rent in full or surrender possession of the premises by the expiration of the seven (7) day notice period.
5. Sunstone will provide payment for all utilities (electric, gas, internet, water & garbage). The resident is not responsible for payment of any of these fees. If the Lease Agreement is terminated, Sunstone shall return all prepaid and unearned rent, and any amount of the security deposit recoverable by the resident.
6. Residents can terminate the lease at any time by providing written notice to Sunstone as delineated in the Residential Lease Agreement. Sunstone can also terminate the lease as specifically stated in the Residential Lease Agreement based on cause or numerous other breaches by the resident. Please thoroughly read this section of the Residential Lease Agreement and ensure you understand it. If you have questions, please direct them to Sunstone staff.
7. Any property that belongs to a resident that has vacated the premises will be securely stored. Sunstone staff will hold property for up to 30 days before destroying it. A former resident will need to pay any outstanding balance or fees before they can redeem their personal belongings.

8. Residents should review the Prescribed Medication Policy and what prescribed medications are NOT allowed on Sunstone property and in their medication locker.
9. Residents must establish a Recovery Plan with Sunstone staff at the time of orientation and/or the day they move into the residence.
10. Please provide the Executive Director with a 14-day notice of your planned move-out date. Once a date for move-out is agreed upon, please remove all belongings and return the room to its original state by 5:00 pm on the move-out date. If an extension is needed, an agreement must be made in writing with the Executive Director of Sunstone.
11. If you are asked to move out of the residence due to unsafe behavior (i.e. drug or alcohol use, violent behavior, theft, etc..), you will be escorted to your room by a Sunstone representative to gather your belongings. Arrangements for claiming the remainder of your belongings (if needed) will be made with Sunstone staff. A surrender of your access to the medication room and housing unit is required. Any personal belongings left at the house three days after the move-out date will be donated or discarded without compensation.

ACKNOWLEDGEMENT

I, _____ have received, understand and agree to the Sunstone Resident Agreement.

Signature of Resident

____/____/____
Date

Signature of Sunstone Representative

____/____/____
Date