

HOUSE RULES

Cleaning

Common Areas- Everyone is to clean up after themselves or any guests in common areas.

Personal Rooms- Should be clean and carpet vacuumed out at least once a month. NO food/food wrappers/trash is to be kept in rooms at all.

Bathrooms- Should be cleaned out after each use and when needed.

Kitchen- Should be cleaned after cooking. All dishes and cookware should be cleaned after used and left to dry, then to be put back in proper area.

Dishwasher- If used, dishes should be rinsed off before putting in and when full needs to be turned on. When dishes are dry they need to be put back in proper area.

Cleaning Supplies & Toiletries- Tenants are provided with bathroom and kitchen cleaning supplies, dishwasher soap, laundry detergent, and toilet paper.

Pest Prevention Plan

Tenants are required to wash clothes upon/or during arrival (washer and dryer will be provided) in order to maintain a clean environment.

Quarterly pest control treatments are provided.

If bed bugs are found, tenants must notify the landlord immediately. Bed bug specialists will be contacted.

Guests

Guests are allowed during visiting hours between 8:00am and 7:00pm and shall remain within the common areas such as living room, dining room, backyard, etc.

No overnight guests and tenants are responsible for the actions of their guests while on the premises.

Drug Use/Alcohol Use

Any type of illegal **Drug and Alcohol** is not to be brought around or used in the house. Any violation of this rule will result in the authorities being contacted and tenant will be evicted.

Music/TV

Noise should not be loud enough to bother anyone in the house or for the sound to travel out of the room with the door shut. If it does, when asked to turn down the first time should be done immediately and not raised again. Please be mindful of your housemates.

Quiet hours: After 5pm

Pets

No pets are allowed in the house or in the backyard what so ever.

Conflict Resolution

Each housemate will strive to develop mutual cooperation and respect with all other housemates. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the housemates will discuss with the Landlord and come to a conclusion with the Landlord's decision or by a vote. Grievances will be addressed by the landlord within 24 hours.

Medication Management & Medical Emergencies

Life Is Good R&B requires all tenants to fill out the Behavioral Health Emergency Response Plan (ERP) form. Every tenant is responsible for his/her medication and contact with their doctors. If house manager isn't on site, contact him at (559)801-6990. If you are unable to reach the house manager call 911.

Earthquake/Fire/Disasters

In case of earthquake/fire/other natural disasters, tenants will leave the house immediately through the nearest exit. Move away from the house and use a cell phone or neighbors phone to call 911.

In case of fire, call 911

Rule Violation

All tenants are expected to follow House Rules while residing at Life Is Good R&B. Grievances may be submitted either verbally or in writing to the house manager. The house manager will respond to the grievance or complaint within 24 hours. If the issue is still not resolved, the house manager will inform tenant of recommended actions.

Professional Conduct and Behavior

Life is Good R&B houses a group of adults living together as a family. Tenants are expected to treat each other like family; with dignity and respect at all times. Abuse and harassment will not be tolerated. No sexual conduct within Life is Good R&B. No fighting or abusive language.

Agreement

This agreement was entered on ____ / ____ / ____

Landlord (print)

Tenant (print)

Landlord (signature)

Tenant (signature)