



## Rules & Terms of Residency 2026

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Date: \_\_\_\_\_

### **Purpose**

The purpose of these rules and procedures is to help residents establish and maintain structure, accountability, and responsibility while living in a safe, clean, and sober environment. Residents agree to maintain their rooms and common areas, perform daily chores, and respect the household community. Residents agree to remain drug and alcohol free and to report any suspected relapse to the Director or Owner immediately.

Our goal is to provide a supportive, respectful, and sober living environment where all residents can thrive in recovery, re-entry, and personal growth.

### **Resident Responsibilities**

**Employment/Activity:** Residents must secure employment or a structured daily activity within 30 days unless otherwise approved by the Director/Owner. Residents are strongly encouraged to attend recovery meetings, maintain a home group, and obtain a sponsor. Probationers or parolees must remain compliant and notify the Director/Owner of any issues immediately.

All residents are expected to contribute to household chores. Rooms must be kept clean and beds made daily. Common areas, bathrooms, and kitchens must be maintained in a clean condition. Dishes must be washed and put away after use; no food left out. Refrigerators must be kept free of expired food.

### **Financial Terms**

**Weekly Fees:** Due every Friday by 12:00 PM. **Late Fees:** \$25 if unpaid or not paid in full by Friday 12 noon each week, plus \$25 for each additional day late.

**Utilities:** \$100 due upon entry, then every fourth week from the first paid Friday. If utility bills exceed the amount collected, the difference will be divided by the maximum number of residents. The owner covers empty beds, but all residents must pay their portion within 21 days.

**Entry Fee:** No deposits required. Residents must pay any partial days until the first Friday, plus the first full week and \$100 utilities. **Refunds:** No refunds for advance payments, fees, or rent if a resident leaves or is dismissed.

**Room Changes:** If moving into a private room when one becomes available, a \$100 room change fee may apply.

**Resident Initials:** \_\_\_\_\_

## Conduct & Curfew

**Curfew:** 10:00 PM weekdays, 11:00 PM weekends, except for work or recovery-related meetings. Residents must call or text the Director/Owner if they will miss curfew. **Overnights:** Residents returning from treatment or with fewer than 90 days clean/sober may not take overnights unless approved by the Director/Owner under special circumstances.

**Respect:** Residents must respect housemates and neighbors at all times. Disruptive, violent, threatening, or offensive behavior is not tolerated. **Vehicles:** One vehicle per resident. No trucks, oversized pickups, or other equipment without Owner's permission. All vehicles must be legally tagged, registered, insured, and in good running condition. No vehicle repairs or maintenance may be performed on the property.

**Medications:** All prescription medications must be reported to the Director/Owner. Misuse of prescription or over-the-counter medications will not be tolerated.

**Resident Initials:** \_\_\_\_\_

## Guests & Visitors

All guests require prior approval from the Director/Owner. Visits are allowed weekends only, in common areas, and only when another resident is present. No intoxicated guests permitted on the property. No fraternization or opposite-sex visitation in bedrooms or private spaces. Children of residents are welcome on weekends with approval, and overnight stays are permitted only in women's residences, with supervision. No pets are allowed. Babysitting or pet-sitting is not permitted.

**Resident Initials:** \_\_\_\_\_

## Relapse & Intervention

**Zero Tolerance:** Use, possession, or distribution of alcohol, illegal substances, or controlled substances is strictly prohibited. **Contracts:** If a resident shows signs of slipping, the House Body and Director/Owner may place the resident on a written recovery contract with specific terms and monitoring.

**Meetings:** House meetings are held regularly to address community concerns, accountability, and peer support.

**Resident Initials:** \_\_\_\_\_

**Dismissal Grounds** A resident may be dismissed immediately for any of the following: Use, possession, sale, or distribution of alcohol or drugs. Fighting, threats, or theft. Refusal to submit to drug/alcohol testing. Destruction of property. Gambling for money or possessions. Arrests, probation violations, or refusal to perform household chores. Repeated curfew or overnight violations, especially failure to call or text. Violation of guest or visitation rules. Failure to pay rent or utilities. Any other good cause, including ongoing disrespect toward the Owner, Director, or other residents.

**Owner's Authority:** The Owner/Director has absolute discretion to dismiss a resident for any reason that affects the safety, sobriety, or operations of the house.

**Resident Initials:** \_\_\_\_\_

## Property & Belongings

Residents may not bring large furniture or excessive personal items without approval. Belongings left behind after dismissal will be held for 5 days; after that, they may be donated or disposed of. Residents are limited to reasonable belongings that fit within the room's storage capacity. Director/Owner may enter any room at any time for inspection or safety. No locks may be placed on bedroom doors. Door codes may not be shared.

## Legal Notes

### **THIS AGREEMENT IS NOT A LEASE!**

**Sober living facilities operate under federal housing protections specific to recovery residences. Residents are part of a single family residence and held to be a protected class - NO LEASE IS FORMED OR IMPLIED and No landlord/tenant relationship exists. These rules include the right of immediate dismissal if sobriety or safety is compromised.**

Residency at any Christian Grace home does not create landlord-tenant rights under Delaware law. Police will not enforce any terms of this agreement as a lease or contract

Enforcement by law enforcement applies only to criminal trespass if a dismissed resident refuses to vacate.

Residents may pursue civil claims in Delaware courts only after vacating the property, but landlord-tenant protections do not apply.

*This position has been upheld by Delaware courts and affirmed by law enforcement.*

*As of August 2025, Georgetown Police and Delaware State Police (Troop 4) have confirmed through state and town attorneys that Christian Grace sober living homes are not subject to landlord-tenant statutes.*

Resident Initials: \_\_\_\_\_

**I HAVE READ AND UNDERSTAND THE RULES, REQUIREMENTS AND POLICIES IN THIS THREE-PAGE DOCUMENT.**

Print name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

