

Victory Recovery Homes Room Agreement

1. This residential room agreement is made between Victory Recovery Homes and _____ for temporary residency at 33 S. 15th St Allentown PA 18102. THIS IS NOT A LEASE, you are a resident in this residence that may be asked to leave, without advance notice, at any time, for violation of terms and conditions set forth in this agreement by you and Victory Recovery Homes. You will pay a weekly program/house fee for space in a selected room that will include a bed, pillow, linens, and storage for clothing and personal belongings. The common areas and baths will be shared and maintained in a safe and sanitary manner by ALL residents, your stay will be on a week-to-week basis and you can be asked to leave at any time.
2. \$500 is due at the signing of this agreement and covers your first two weeks ($\$175/\text{week} \times 2 = \$350$) plus the \$150 non-refundable intake fee. The weekly program/house fee \$175 plus the \$10/week utilities fee totals \$185 per week, payable one week in advance on Fridays before 5:00 pm online www.Victoryrecoveryhomes.org unless other suitable arrangements have been made in advance. Late fee: \$5 per day. A 3-day grace period applies; if payment is not received within 3 days, the late fee is assessed retroactively from the original due date. If the weekly fee is not paid by Monday at 5:00 PM, you will be placed on notice. If the weekly fee falls behind in an amount greater than what is approved by House Oversight, Disciplinary Discharge will occur. You will be denied pass privileges if the weekly fee is not paid in full at all times. If discharge or departure occurs and personal property is left behind, Victory Recovery Homes will handle that property under the Pennsylvania Landlord and Tenant Act of 1951, Section 505.1 (68 P.S. § 250.505a): we will give written notice; you will have ten (10) days from the postmark date of the notice to retrieve your property or request that it be stored; if you request storage, we will retain or store it for up to thirty (30) days from the date of the notice at a location we choose (you may be responsible for reasonable storage costs as allowed by law); after that period, unclaimed property may be disposed of at Management's discretion.
3. By signing this agreement you agree that in the event you are asked to leave you must leave the premises within 2 hours and failure to do so, unless management has waived this clause, will be considered trespassing and you will be prosecuted to the fullest extent of the law. If you are asked to leave due to violations, outlined in the disciplinary discharge section, week advance payments will be forfeited.
4. By signing this agreement, you agree to pay for all damages that you, or anyone who has visited the home invited by you may have caused. This applies only to damage caused by you or your visitors; ordinary house overhead, such as pest control or remediation, is not charged to residents as "damages" under this clause. Damages are to be reported and repaired immediately. If damages are repaired by the resident(s), after getting permission from Victory Recovery Homes, work MUST be paid for and completed within one week. If Victory Recovery Homes or the owners of the home makes repairs, payment must be made within one week. Failure to report and/or repair damages can be cause for immediate discharge from the residence. Damages are charged only to the resident(s) responsible for them, never as house overhead. If responsibility cannot be determined, VRH staff will review the matter case by case.
5. By signing this agreement you forfeit any rights to recover any damages or hold liable any of the following: Victory Recovery Homes (1.0 or 2.0); Victory Recovery Homes, for any damages to you or any individual you invite into the home, likewise any unfounded damages from any resident that pays a program/house fee to Victory Recovery Homes. These damages include but are not limited to personal property loss, physical damages to your person, or personal property damage. Furthermore by signing this agreement you are confirming you understand all parts of this agreement. You further understand that you have the right to have this agreement reviewed by legal counsel, if you feel it necessary, before you sign and are admitted to the residence. Your signature on this agreement confirms you give up the right to have an attorney review or challenge this agreement at any time in the future.

I _____ have read and fully understand all parts of this agreement.

Resident _____ Date _____

Full signature: _____

Victory Recovery Homes Representative _____ Date _____