

EXODUS HOUSING
P.O. BOX 1006 SUMNER, WA 98390
PROGRAM CONTRACT & FAMILY TRANSITIONAL HOUSING RULES

The purpose of Exodus Housing, a nonprofit corporation, (“Exodus”) is to provide an opportunity for program participants to achieve self-sufficiency and to provide transitional housing for those participating in the Exodus Transitional Housing Program (the “Program”).

_____ and _____ (referred to as “Participant” whether one or more persons) agrees to the following terms and conditions as consideration for being accepted into the Program. For purposes of this agreement, the term “Participant” shall also include any family member, invitee, employee, or agent of Participant. Therefore, Participant agrees to the following terms and conditions as consideration for acceptance in the Exodus program:

Satisfactory Participation: Participant agrees that the privilege of being part of the Program is contingent on Participant’s satisfactory participation as determined solely by Exodus. Participant shall vacate the Transitional Housing (see “premises” below) should Exodus, in its sole discretion, determine that Participant or any member of Participant’s family, or any friend, guest or invitee has violated any of the rules governing the Program or this agreement.

Case Management: Participant agrees to:

- 1) Develop and follow a plan leading to economic stability, self-sufficiency and permanent housing;
- 2) Work with both an Exodus case manager and volunteer mentor to build supportive relationships;
- 3) Meet twice a month with case manager and volunteer mentor for coordination of support services; and,
- 4) Use community resources (i.e. career counseling, job training, etc.) to help bring about family stability.

Financial: Program Participant agrees to:

- 1) Pay required program fees in the amount of 30% of participants’ gross monthly income, which will be calculated by Exodus. These fees are due and payable on the 10th of each month. Program fees must be paid on time;
- 2) Reveal all sources of income to Exodus; and,
- 3) Pay recalculated program fees as determined by Exodus based on any changes in Participant’s circumstances or at the sole discretion of Exodus.

Transitional Housing: Participant agrees to:

- 1) Maintain the housing unit (house, apartment, etc.) and any real or personal property associated with the housing unit (collectively the “premises”) in accordance with all rules and regulations established by the owners or management of the premises, any governmental agency, and Exodus;
- 2) Keep the housing unit (and premises where applicable) neat and clean;
- 3) Allow Exodus to inspect the housing unit at least monthly;
- 4) Provide 20 days written notice to Exodus and the owner of the premises prior to the end of the month Participant wishes to vacate the premises or decides to leave the Program;
- 5) Abide by the rule of no illegal drug use and alcohol use only in moderation and free from intoxication. Abuse of drugs or alcohol is grounds for removal from the premises and the Program. Exodus also reserves the right to conduct searches if there is reason to believe that there are unauthorized visitors, alcohol, drugs and/or weapons on premises or any other illegal activity. Random urinalysis (“UA”) can be required by Exodus at any time. Participant shall pay for any UA unless an exception is granted by the Exodus Housing Executive Director;
- 6) Abide by the policy of no firearms or dangerous weapons on premises;

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- 7) Abide by the rule of not sharing the premises with any unauthorized long-term "visitor." No one may be allowed to move into the premises without permission from the case manager. The case manager must be notified and approve of any overnight visitor;
- 8) Participant shall make no alterations, maintenance, repairs, etc. of any kind performed to the premises except as authorized by Exodus; and,
- 9) Participant shall keep no pets or animals of any kind on the premises.

Violation of Agency Rules: Participant agrees that Exodus may terminate this agreement and expel Participant from the Program and the premises if Exodus, in its sole discretion, determines that Participant has violated any term of this agreement. Participant agrees to return all keys for the premises to Exodus or its agent on vacation of the premises. Once Participant has been terminated from the program, Participant understands that Exodus will not consider readmission of Participant to the program in less than twelve (12) months from the date of termination.

Termination of Program: Exodus, at its sole option, may terminate the Program. If it does, Exodus shall have no responsibility or liability of any sort to Participant as set forth below.

Release of Liability: Participant agrees to release from liability and hold harmless Exodus and its employees, volunteers, invitees, agents, or any person or entity associated with Exodus in any manner. This release of liability and hold harmless shall apply as to all terms of this agreement and shall include as well recovery of moving costs either into or out of the premises. Participant understands that Exodus is a nonprofit corporation and has no duty to Participant other than being fair and reasonable in its dealing with Participant.

Attorney's Fees and Costs: If any dispute should arise regarding the terms and conditions of this agreement or the interpretation or enforcement of them, the prevailing party shall recover reasonable attorney's fees and costs, including those for appeals.

Venue: Venue shall be, for purposes of this agreement, Pierce County, Washington, and shall be construed according to the laws of the State of Washington.

Severability: If any provisions of this agreement are unenforceable as a matter of law or public policy under any circumstances, the remaining portions of this agreement shall remain fully effective for all other circumstances.

Program Participant _____ Date: _____

_____ Date: _____

Exodus Housing _____ Date: _____

Its _____
(Title/Position)