



Tenant Agreement

By signing this tenant agreement, I state that I will abide by the guidelines of the agreement for the duration of my residence at Jeremiah's Promise.

Safe House

- Jeremiah's Promise is a safe house, meaning under no circumstances will unapproved visitors (boyfriends, friends, etc) be allowed to come to/in the house. I understand the Jeremiah's Promise address is confidential and will not give out the address to any personal contacts for any reason, with the exception of my bank, school, and work.
- Residents of Jeremiah's Promise cannot be picked up or dropped off at the house. I understand I must meet visitors to be picked up/dropped off at the corner of La Bella and Fremont Avenue, or at Cascade and Homestead Road.

Curfew

- Residents aged 18-19 have curfew hours of 11:00pm Sunday through Thursday evening; 1:00am Friday and Saturday.
- Residents aged 20 and over have curfew hours of 11:30pm Sunday through Thursday evening; 1:30am Friday and Saturday. The extended curfew begins two months after resident moves into JP.
- All residents must abide by all house rules for 30 days before given open weekend privileges. During "open weekends," residents may spend Friday and Saturday nights out with a mentor, former CASA or a relative approved by a staff member.
- I understand open weekends are conditional upon my completing weekly chores, goals, community service and having a clean room. I understand that I must inform the Resident Coordinator of my location and an alternative location for the weekend by Thursday, 5:00pm of that week. Returning to Jeremiah's Promise on said weekend is done only on an emergency basis (i.e. would otherwise be sleeping on the street, be in an unsafe environment, be/been harmed in any way).

Education and Employment

- As a resident of Jeremiah's Promise, I agree to work full time (30-40 hrs/wk), attend school or vocational training full time (12 or more units), or work part-time and attend school or vocational training part-time.

- If I do not attend school or vocational training and am unemployed, I agree to actively seek employment with the assistance of Jeremiah's Promise staff after one week of moving in.
- If enrolled in school or vocational training, I agree to the following:
 - Maintain at least a 2.0 GPA and attend class on a regular basis.
 - Schedule a meeting once a semester/quarter with the Education/Career specialist to set goals, discuss areas where help is needed, and submit grades.
 - I must consult the Education/Career specialist if I am not able to make it to class due to illness or hardship, need tutorial assistance, want to drop a class, or am struggling or falling behind in class.

Volunteer Hours

- While residing at Jeremiah's Promise, I agree to participate in 4 hours/month of volunteering at a reputable nonprofit, community project or church.

Life Skills Workshops

- I agree to participate in mandatory, weekly Life Skills workshops every Thursday beginning at 6:15pm.

Housekeeping

- I understand that it is my responsibility to keep my living space clean and wash my own bedding, towels and laundry. Staff will inspect my room for cleanliness.
- I am responsible for my assigned chore and must keep my assigned area clean at all times for a two week period. I understand the Resident Coordinator will assign days to check for completion of chores.
- **I am aware that staff reserves the right to enter any room in the Jeremiah's Promise house. I am also aware that staff may search my belongings if they suspect something dangerous or illegal is in my room.**

Finances

- I understand that upon entering the residence, I must submit a deposit of \$100 to be held by the JP staff until I move out. I understand all or part of this deposit may be used to cover the cost of any damage I may cause to the house, furniture, appliances, etc.
- I understand that at the beginning of my 4th month of residence, I must deposit \$200 or 30% of my income/financial aid, whichever is greater, into a monthly savings account. I will give a check or cash in this amount to staff to deposit into my savings account. I understand these savings are not to be withdrawn until I move out of Jeremiah's Promise. I will receive monthly receipts of my savings progress by staff.

- I agree to submit my monthly savings deposit on the 5th of each month, understanding it will be considered late by the 10th of that month. Late fees of 1% interest for every day after the 10th will accrue and not be refunded.
- Before entering into a contractual agreement such as a credit card, auto loan, rental, or cell phone, I will consult with the Education/Career Specialist.

Use of Media and Property

- I understand laptop computers are the property of Jeremiah's Promise and are shared with other residents. I understand I may not use the computers for any illegal purposes, to view sexually themed material, dating sites or download/install **any** material that has not been approved by staff.
- I understand all computers are subject to random checks to scan for viruses, spy-ware, ad-ware and inappropriate usage.
- All furniture and electronics are the property of Jeremiah's Promise. I realize that if I should damage or destroy any property, I will be held responsible for the damages.
- I will respect the personal property of other residents and understand trading, lending, or borrowing is not advisable. I will not hold Jeremiah's Promise responsible for any lost, stolen, or damaged items.

Vehicles

- I understand that I may own and operate a car under the following conditions:
 - I must have a current, legal driver's license
 - My car must be registered, insured, and have passed smog inspection. I understand I must provide proof of registration and insurance for my personal file.
 - I must have enough income or savings to pay for routine maintenance, repairs, gas, registration, and smog inspections.
 - I will not allow another Jeremiah's Promise resident to drive my car.
 - I will not allow another Jeremiah's Promise resident to be a passenger if either or both of us are under the influence of drugs or alcohol.
 - I will not allow drugs or alcohol to be in any part of my car, including the trunk.
- I recognize my car is my responsibility and not that of Jeremiah's Promise. Any liability to the ownership or operation of my car is solely my responsibility.

Prohibited Practices

- Jeremiah's Promise is a drug and alcohol-free residence. I agree to refrain from any drug or alcohol use while residing at Jeremiah's Promise. I understand drugs or alcohol on the premises is not tolerated. I

understand that I must participate in random drug testing performed by staff while residing at Jeremiah's Promise.

- I will not engage in illegal activity on or off the premises.
- While a resident at Jeremiah's Promise, I will not claim association with, be involved with, or dress like any gangs, nor will I visit known or apparent gang members. I realize this is a strict regulation of Jeremiah's Promise and could result in immediate eviction.

Violation Policy

- I understand that if I violate any part of the contract stated above, I may receive a violation notice, with a consequence determined by staff. These consequences may include, but are not limited to:
 - Curfew reduction
 - Loss of open weekend
 - Extra Chores
 - Extra community service
 - 30 day eviction notice or immediate eviction
- I understand that **three** violation notices will result in my eviction from Jeremiah's Promise.
- I understand that if I abide by the tenant agreement for a period of six months, all existing violation notices will be removed.
- I understand that grounds for eviction include, but are not limited to:
 - Receive three or more violation notices
 - Violation of Safe House Policy
 - Involvement in illegal activity of any kind
 - Threats of any nature to staff, volunteers, or other residents
 - Making sexual advances toward residents, staff, or volunteers

Jeremiah's Promise management reserves the right to change, delete or add agreements to this contract as needed. Residents will be notified of any changes before they are enforced.

I have read and understand the agreement above and have had all my questions answered.

Resident Signature: _____ **Date** _____

JP Staff Signature: _____ **Date** _____

For questions or assistance, please call 408.962.0630 or email admissions@jeremiahspromise.org

Jeremiah's Promise, Inc. ♦ P.O. Box 1393, Palo Alto, CA 94302-1393 ♦ Phone 408.962.0630 Fax 408.962.0633 ♦ www.jeremiahspromise.org