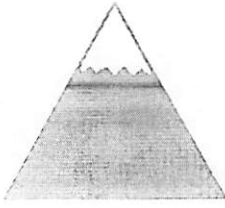


Referred from:



BLUE MOUNTAIN RECOVERY

RESIDENTIAL LEASE AGREEMENT

Date of Application: _____

Proposed Date of Entry: _____

Full Name (First, Middle, Last):

Present Address: _____

Previous Address: _____

Home of Record: _____

Date of Birth: _____

ID/Driver's License (#/state): _____

_____ Verified Initials (House Manager/Program Director)

List Family Member(s):

List Family Member(s) Contact #:

List your Present Employer, if any:

Employer Address: _____

Emergency Contact/Relationship:

Emergency Contact #:

List all crimes that you have been convicted of:

Have you ever been convicted of a felony that would be considered a violent crime?
Yes: ____ No: ____ If Yes, Please explain:

1
Are you registered as a sex offender under any state law?
Yes: ____ No: ____

Are you presently charged with any crimes? Yes: ____ No: ____
____, If Yes, Please explain:

Are you currently on Parole or Probation? Yes: ____ No: ____.

List any (current) Parole or Probation Officers and contact numbers:

List your Sobriety/Clean Date: _____
Have you even been in a treatment facility or sober home before? Yes: ____ No: ____
____ If Yes,
set forth the name and explain reasons for
leaving: _____

Are you taking any prescription medications? Yes: ____ No: ____ If Yes, Please list all
medications and reason):

Please read, initial where requested, and execute at the bottom to indicate your
understanding and agreement to the terms:

1. Parties: This lease is made on this _____ day of _____, 20____ between

Blue Mountain Recovery LLC, as Landlord, and _____, as
Tenant.

2. Property: The Landlord agrees to rent to the Tenant a room in the property located at
217 Ridge St., Lansdale, PA 19446.

3. Conditions:

- a. The rent for the property is \$200.00
- b. _____ per week. The Tenant must pay the rent on:
Friday of each week.

If the Tenant fails to pay rent, Landlord may terminate this Lease. If rent is more than
5 days late, Tenant must pay a late fee of \$25.00, and after 5 days, \$5.00 a day
each day rent remains unpaid.

c. The term of this Lease is a week to week agreement. Tenant must provide at least 2
weeks' notice before moving out and terminating this Lease.

d. Tenant is not responsible for paying for utilities, except during summer months (June,
July, August) an additional \$10.00 per week per resident will be charged for air
conditioning.

e. Payment Method: I understand that all rent and fees must be paid on time in cash,
by money order, by cashier's check, or on the Blue Mountain Recovery webpage
through Paypal. If
payment is made by cash, money order, or cashier's check, Tenant shall make
payment to the House Manager and Tenant shall receive a receipt.

Tenant shall provide a forwarding address to Blue
Mountain Recovery.

5. Intake Fee: There is a non-refundable \$100.00 intake fee.

6. Insurance: Tenant acknowledges that Landlord's insurance does not cover personal
property damage caused by fire, theft, rain, war, acts of God, acts of others, and/or any
other causes, nor shall Landlord be held liable for such losses.

7. Damage to Property: Tenant agrees to notify landlord immediately if the leased
premises
is damaged by fire or any other cause. Tenant agrees to notify landlord if there is any
condition in the leased premises that could damage the leased premises or harm tenant
or
others.

8. _____ House Rules (please initial): I have read, understood, and agree to the

House Rules. I realize that the Blue Mountain Recovery program for which I am applying for residency requires complete abstinence from Drugs and/or Alcohol. Any use of Drugs and/or Alcohol is strictly prohibited and will result in immediate eviction from our residence(s). Disruptive and/or Discourteous behavior within our residence(s) or community will not be tolerated and can/will result in eviction from our residence(s).

Finally:
Inability to maintain employment, show proof of seeking employment, and/or pay his rent in a timely manner can/will result in eviction from our residence(s).

By initialing/signing:
I acknowledge agreement to the terms as stated and agree to abide by the House Rules.

9. Tenant Responsibilities: All tenants and other people the tenant allows on the property (with permission of house Manager) promise to:
- a. Obey all local, state and federal laws
 - b. Keep the property clean and safe
 - c. Use all utilities, facilities and fixtures in a safe and reasonable way
 - d. Promptly remove all trash and debris from the property as required by the landlord and local ordinance
 - e. Not deliberately or negligently destroy, deface, damage, or remove any part of the property or grounds
 - f. Not unreasonably disturb the peace of the landlord, other tenants or neighbors
 - g. Promptly notify the LANDLORD of conditions that need repair
 - h. Not to bring or keep any pets on the property
 - i. Keep nothing on the property that is highly flammable, dangerous or substantially increases the danger of fire or safety

10. Inspection: The House Manager of Blue Mountain Recovery shall have at all times the ability to inspect a Tenant's room and belongings.

11. Transfer/Assignment: Tenant may not under any circumstances transfer or assign the Lease. Subletting is specifically not permitted.

12. Lead Notification Requirement: Landlord is not aware of any lead based paint used on the Property

13. Agreement: This lease contains the complete agreement between Landlord and the Tenant.

The Landlord and Tenant can change this lease only by a written agreement signed by both parties.

No oral agreements have been entered into. All modifications or notices shall be in writing in order to be valid.

Each part of this lease should be interpreted so that it agrees with current law. If the law does not allow a certain part of this lease, then that one part will

be ineffective without invalidating the rest of the section or the rest of this Lease.

14. _____ Commitment (Please Initial): I have read all the material on this application, and answered each question honestly. I have a sincere desire to live a clean and sober lifestyle, and achieve comfortable recovery from alcoholism and/or drug addiction without relapse. Any questions I may have had were answered to my satisfaction.

TENANT:

Signature: _____ Date: _____

Name: _____

LANDLORD:

Signature: _____ Date: _____

Name: _____
