

SERVICE-ENHANCED HOUSING, LLC  
3308 WELLESLEY COURT NE  
ALBUQUERQUE, NM 87107

## RULES OF RESIDENCY

Service-Enhanced Housing, LLC (a strategic partner of Best Chance) fosters recovery in residents and allows them to grow in their recovery in a safe environment free of alcohol, illicit drugs, illegal activity, and violence. *A violation of the rules of residency that results in termination of residency will require the resident to vacate the premises within 20 minutes.*

### Drugs/Alcohol

- *For your safety and the safety of your fellow residents, use or possession of alcohol, drugs (including paraphernalia), gambling and/or pornography at any time is prohibited. Any violation is subject to immediate termination of residency.*
- Random drug and/or alcohol screenings are conducted at this facility. You may be requested to submit to a UA or Breathalyzer at any time.
- Prescription medications that have unreadable labels or are not in your name will be confiscated.

### Personal Behavior

- *Cooperative behavior is encouraged; disruptive behavior is not tolerated. Any behavior which is detrimental to the serenity, safety, and recovery of any resident constitutes a violation subject to immediate termination of residence.* These acts include threats, physical violence, and/or intimidation of any manner.
- *Any resident who is aware of a rules violation and does not notify the house manager immediately will be subject to discharge.* Notifications of violations among residents will be kept confidential. The wellbeing of all residents outweighs any hesitation you might have to report such activities.

### Employment

- Residents are expected to obtain full-time employment (40 hours per week) and must continue searching until employment is found. Residents who are on disability or otherwise unable to work full time must provide documentation and create a schedule in coordination with a Peer Support Worker.
- Residents are not permitted to quit a job without first discussing it with the house manager and/or PO if required.
- There may be certain types of employment that are not allowed. You must speak with your PO and the house manager for approval prior to accepting employment.

### Participation

- Residents are required to complete the residency intake and orientation.

- Residents are required to participate in the Best Chance Life Skills Program (Core Curriculum), including Learning Lunches and Saturday Breakfasts unless there is a conflict with employment or medical appointments.
- 12-Step Meeting attendance is strongly encouraged.
- House meetings, if scheduled, are mandatory unless prior arrangements have been made with management.
- Residents are required to participate in brief monthly planning/progress meetings with a Best Chance Peer Support Worker.

#### Daily Schedules

- Residents are required to sign out when leaving the property for any reason and to sign-in when returning. Residents are to record their name, reason/destination, and exact times.
- Residents must be up and dressed by:
  - 8 am Monday-Friday
  - 9 am Saturday
  - 10 am Sunday
- All residents must leave the property by 9 am Monday-Friday unless you are self-pay and your rent is current, your work schedule warrants you being there, or you have made arrangements with management.
- All residents must be in your living quarters by 9 pm unless their employment requires later evening hours.
- Quiet time is at 10 pm. Keep noise levels down.
- Lights out at 11 pm.
- *House curfew is 7pm daily for all new intakes. Your future curfew will be set by your PO and will be verified by management. If your work schedule conflicts with the house curfew, it must be approved by management and parole/probation.*

#### Rent and Self-Termination

- Each resident is responsible for the rent of \$430 per month.
- Rent must be paid weekly (every Friday) or by the month (on the 1st of the month) directly to the house manager.
- We do accept cash payments. However, money orders are recommended.
- If you fall behind on the rent for more than one week, you will be given notice that you must leave unless an arrangement has been made with management.
- Weekly pay residents shall give a minimum of one week's notice of intention to self-terminate residency. Monthly residents shall give a minimum of 30 day notice of intention to self-terminate.
- Termination of residency without prior notice by resident shall result in automatic forfeiture of full rent. Upon self-termination of residency, any rental refund due shall be returned one week from the termination of residency.
- Any personal property left behind will be held for 30 days, and resident must pay a \$25 administrative charge to collect their property. Property left for more than 30 days will be disposed of.

### Property

- *Random or scheduled room and property searches will be at staff's discretion. Search of belongings can be done at any time.*
- Property of Best Chance not to be taken outside of your unit. No exceptions.
- You will be responsible for any damage you cause to the apartment, grounds, or Best Chance property.
- Residents are discouraged from borrowing or lending money among themselves. Best Chance is not responsible for financial transactions between residents. No lending or borrowing from other residents such as clothes, cars/bikes, or expensive items. Best Chance is not responsible for lost or stolen items.
- Drawers, closets, and storage spaces in individual apartments shall be split equally between roommates.
- All vehicles must have current registration and insurance. You must have a valid driver's license. There will be no storage of vehicles, and no working on vehicles on the premises.
- Bikes and other modes of transportation must be stored in the appropriate locations. Secure these properly, as Best Chance is not responsible for lost or stolen bicycles.

### Visitors/Guests/Socializing

- No visitors allowed on the premises. No exceptions.
- No one is allowed in another resident's bedroom without permission from management.
- No sexual activity on the premises.
- No overnight guests.

### Personal Care

- *Please be advised there will be female POs on the premises. You must be dressed appropriately at all times, even in your room. (Shirts, pants/shorts, socks and/or shoes)*
- Residents are expected to maintain clean and healthy personal hygiene and appearance.
- Any medical conditions/injuries must be brought to the attention of the house manager immediately.
- Residents must inform the house manager of any medications they have been prescribed. Prescriptions must be stored securely. Compliance with prescription directions is required.

### Household Chores

- Each resident is required to help with routine housekeeping chores. You are fully responsible for keeping your space, bedrooms, bathrooms, living room and kitchen clean on a regular basis. This includes organized closets, vacuumed rugs, clean toilets, no dishes left in the sink or on the counter.
- *Your quarters will be inspected weekly at random.*
- All food stuff shall be clearly labeled with the resident's name or initials. Eating your roommate's food without express permission constitutes stealing, which is a terminable offense.
- Any cooking requires *immediate* clean-up.

- Beds must be made prior to leaving your apartment and your personal area must be clean and organized.

#### Tobacco

- Smoking and chewing tobacco are not permitted in the house. Smoking is permitted outdoors. Use the ashtrays.
- Vaping is not permitted in the house.

#### General

- No pets.
- No open flames in the apartments at any time (ie candles).
- If there is an emergency, call 911, and then notify the house manager immediately.

#### Parole/Probation Requirements

- Those on probation and/or parole are subject to visitation and/or search of their quarters at any time and without any warrant.
- Full cooperation with any NMCD representative is required at all times.

#### Liability

- Tenant acknowledges that Best Chance will not provide insurance coverage for tenant's property, nor shall Best Chance be responsible for any damages or losses to person or property, whether by theft, fire, water, rain, hail, smoke, explosions, or any other cause whatsoever. Tenant acknowledges that Best Chance does not provide a security system for the house or for the tenant. Tenant hereby releases Best Chance from any loss, suit, claim, charge, damage or injury resulting from lack of security. Any questions or disagreements arising from this tenancy or Agreement shall be governed by the Uniform Owner Resident Relations Act (NMSA 1978, 47-8-1 to 47-8-51) and the Fair Housing Act of 1998.

All rules and expectations are subject to change at the manager's discretion. Failure to comply with all rules and expectations of Best Chance will result in a Notice of Infraction and/or Termination. I have received and read a copy of Best Chance Housing guidelines. (Initials \_\_\_\_\_)

By signing below, I agree to follow the Rules and Expectations

Signature \_\_\_\_\_ Date \_\_\_\_\_