

MOORE HOUSING RENTAL AGREEMENT AND HOUSE RULES

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This rental agreement is made between:

Moore Housing – Twylla Moore (Landlord) and \_\_\_\_\_ (Tenant)

For the property on: 4831 South 12<sup>th</sup> ST (Address) Tacoma WA 98405

The agreement is for \$\_\_\_\_\_ starting on \_\_\_\_\_ and is on a month to month basis (range \$550-\$700).

Non-refundable \$325 deposit and \$50 late fee after the 5<sup>th</sup> of the month.

\_\_\_\_\_ (Tenant) provides verifiable 2-3 month income source.

Employer Name:

Employer Address:

Employer Ph#:

Supervisor Name:

Copy of paystub

\_\_\_\_\_ (Tenant) provides name and phone number of previous landlord or reference.

Reference Name: \_\_\_\_\_

Reference Ph#: \_\_\_\_\_

\_\_\_\_\_ (Tenant) provides emergency contact name and ph#.

Emergency Contact Name: \_\_\_\_\_

Emergency Contact Ph#: \_\_\_\_\_

\_\_\_\_\_ (Tenant) is responsible for cleaning their living area including but not limited to bedroom and common living areas or as agreed upon with other tenants.

\_\_\_\_\_ (Tenant) is responsible for taking out the trash, recyclable, yard waste according to schedule or as agreed upon with other tenants.

\_\_\_\_\_ (Tenant) is responsible for paying for cable which includes the cable box and splitting the cable bill with other tenants.

\_\_\_\_\_ (Tenant) is only renting a room and must keep the room clean. The common areas have access by all persons living in the home.

\_\_\_\_\_ (Tenant) agrees to use the premises for residential purposes only and not for illegal, immoral or hazardous purposes.

\_\_\_\_\_ (Tenant) **may not have animals**

\_\_\_\_\_ (Tenant) **no smoking allowed in the house**

\_\_\_\_\_ (Tenant) **no overnight guests**

subject to revisions \_\_\_\_\_ (Tenant) **agrees to weekly church attendance or bible study through Moore Housing**

subject to revisions \_\_\_\_\_ (Tenant) **agrees to weekly or as needed house meetings**

\_\_\_\_\_ (Tenant) **agrees to attend Moore Housing classes when scheduled**

\_\_\_\_\_ (Tenant) **guests with notification from 8 am- 9:30 pm daily signing in and out**

\_\_\_\_\_ (Tenant) **no drugs, marijuana, medicinal etc in the house**

\_\_\_\_\_ (Tenant) **no alcohol includes wine, beer etc in the house**

\_\_\_\_\_ (Tenant) **no sex in the house and includes bedroom**

\_\_\_\_\_ (Tenant) **agrees to return all keys when no longer renting room**

\_\_\_\_\_ (Tenant) **agrees to abide by the posted house rules or will be asked to leave**

\_\_\_\_\_ (Tenant) **agrees to no guests in the bedroom**

\_\_\_\_\_ (Tenant) agrees to no disruptive behavior from tenant or guests includes fighting, yelling, cursing

\_\_\_\_\_ (Tenant) agrees to washing your own clothes on your wash day

\_\_\_\_\_ (Tenant) agrees to share the fridge and the freezer evenly

\_\_\_\_\_ (Tenant) agrees to limited agreed upon amount of personal items in the room – use note section for details. For example, must be able to see the floor (no clutter) and be able to walk around

\_\_\_\_\_ (Tenant) agrees this is not permanent housing and will be reviewed each month for client personal goal progress

**This is a contract for a CLEAN AND CHRISTIAN SOBER HOUSE. Any violation of house rules or falsification of application information is grounds for immediate termination at the sole discretion of Moore Housing (rental manager).** By signing this contract you agree to the rules and regulations and have been informed of the actions that will be taken if you fail to abide by the signed agreement. This agreement can be revised at any time to better ensure the peace and harmony in the home. Any changes that occur to this agreement during your stay will be available to you at your request.

\_\_\_\_\_

(Tenant)

(Date)

\_\_\_\_\_

(Phone)

\_\_\_\_\_

(Landlord)

(Date)

\_\_\_\_\_

(Phone)

NOTES: