



## **Severance House Resident Information Packet**

**Effective Date: January 12, 2026**

This Agreement ("Agreement") establishes the legally binding terms and conditions for residency at Severance House ("Operator"). The Resident ("Resident") acknowledges that participation in the Severance House sober living program constitutes acceptance of all terms herein and any incorporated policies or rules. This Agreement complies with the Texas Property Code, the Fair Housing Act, and the Americans with Disabilities Act (ADA).

### **Purpose and Program Scope**

Severance House provides a structured, substance-free, and supportive residential environment designed to promote recovery, accountability, and community living. Residency is a conditional privilege and not a leasehold interest in real property. All Residents agree to comply with the rules, policies, and standards outlined in this Agreement as a condition of continued participation.

### **Room Options and Program Fees**

Room Type	Description	Monthly Rate
Standard Room (Jack/Jill Bathroom)	4 rooms; single occupancy	\$1,750
Standard Room (Shared Bathroom)	9 rooms; single occupancy	\$1,350
Large Private Room	1 room; enhanced privacy	\$2,000

Rent is due on the first (1st) calendar day of each month. A three (3) day grace period applies. Late payments are subject to a late fee as established by Operator policy. Payments may be made by check, electronic transfer, or approved funding source. Failure to pay rent timely constitutes a material breach.

### **Security Deposit**

Resident shall pay a refundable security deposit equal to one (1) month's program fee prior to move-in. The deposit is not an advance rent payment and may not be used to offset monthly rent or fees.

The Operator may apply the deposit toward unpaid rent, damages beyond normal wear and tear, replacement of furnishings, or other costs arising from Resident's breach. Refunds



shall be issued within thirty (30) days after full vacatur and inspection, provided all financial and property obligations are satisfied.

### **Non-Refundable Fees**

Application, administrative, and move-in fees, if applicable, are non-refundable and separate from the security deposit.

### **Forfeiture of Deposit**

The deposit may be forfeited if the Resident:

- Fails to provide at least seven (7) days written notice of move-out;
- Is terminated for violation of program rules, non-payment, or relapse;
- Causes damage beyond normal wear and tear; or
- Leaves property requiring disposal or cleaning.

### **Resident Conduct and Obligations**

Residents must maintain a sober, safe, and respectful environment. Key policies include:

**Curfew:** 10:00 PM (weekdays), 11:00 PM (weekends)

**Quiet Hours:** 9:00 PM – 7:00 AM

**Visitors:** Only during approved hours with staff consent

**Chores:** Participation in shared maintenance required

**Conduct:** Harassment, theft, or violence will result in termination

### **Substance Use and Testing Policy**

Severance House enforces a zero-tolerance policy for substance use. Residents consent to random and for-cause testing for drugs and alcohol. Positive results may result in disciplinary action or termination following confirmation testing. Refusal to test constitutes a positive result.

### **Recovery and Participation Requirements**

Residents are required to participate in recovery-related activities including weekly house meetings, peer support groups, and staff check-ins. Failure to participate may result in review or dismissal.



## **Resident Rights**

Residents retain rights under the Fair Housing Act and ADA. Reasonable accommodations will be provided upon request. Discrimination based on race, color, national origin, religion, sex, disability, or familial status is strictly prohibited.

## **Termination of Residency**

The Operator may terminate residency for non-payment, rule violations, relapse, or behavior that endangers self or others. Resident shall vacate within twenty-four (24) hours upon notice of termination unless otherwise specified. Abandonment or failure to vacate permits the Operator to secure and reassign the premises in accordance with Texas law.

## **Indemnification and Liability Waiver**

Resident releases and agrees to hold harmless Severance House, its owners, agents, and employees from all claims, liabilities, damages, or losses arising from participation in the program, except for those caused by gross negligence or willful misconduct of the Operator.

## **Acknowledgment and Signature**

By signing below, the Resident acknowledges receipt and full understanding of this Agreement and all incorporated policies, and consents to abide by the same as a condition of continued residency.

**Resident Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Staff Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_