

HOPE HARBOR HOUSING, LLC

No One Sleeps on the Street.

MONTH-TO-MONTH RESIDENTIAL OCCUPANCY AGREEMENT

Shared Living Residence • Central Florida

This Month-to-Month Residential Occupancy Agreement (the "Agreement") is entered into on this _____ day of _____, 20____, by and between Hope Harbor Housing, LLC ("Management") and the Resident identified below.

1. TERM & AUTOMATIC RENEWAL

This Agreement is month-to-month and automatically renews each month unless terminated in accordance with this Agreement and applicable Florida law.

Resident notice to terminate. Resident must provide at least thirty (30) days' written notice prior to the end of a monthly rental period. Management will provide any notice of non-renewal required by applicable Florida law.

Notices must be delivered in a manner permitted by Florida law and to the notice address or electronic address designated by the parties.

Nothing in this Agreement waives any notice, court process, or other right that cannot lawfully be waived.

2. TERMINATION FOR NONPAYMENT OR VIOLATIONS

Management may terminate this Agreement for nonpayment of rent, material violations of this Agreement or House Rules, or other lawful grounds, but only after providing the notice and following the procedures required by applicable Florida law.

Resident will not be required to vacate solely on Management's demand where Florida law requires written notice, an eviction action, or a writ of possession. Serious or repeated violations may be grounds for termination to the fullest extent permitted by law.

3. MONTHLY RENT & ASSIGNED DUE DATE

Monthly Rent: \$ _____

Rent is due in full on Resident's assigned due date each month: _____. Unless otherwise agreed in writing, rent is payable at the beginning of the applicable rental period. There is no contractual grace period except as required by law.

4. LATE PAYMENT

Late Fee: \$ _____ Additional Daily Late Fee (if any): \$ _____

Any late fee must be stated here and administered in accordance with applicable law. Acceptance of a late or partial payment does not waive Management's rights except to the extent provided by Florida law.

5. PAYMENT METHOD / AUTOPAY AUTHORIZATION

Preferred payment method: ☐ ACH ☐ Debit/Credit ☐ Other: _____

If Resident separately enrolls in AutoPay, Resident authorizes recurring charges according to the written payment authorization. AutoPay may be canceled as permitted by the payment authorization and applicable law. Ending AutoPay does not, by itself, terminate this Agreement or eliminate amounts lawfully due.

6. COMMUNITY / MOVE-IN FEE

Community / Move-In Fee (if applicable): \$ _____

The purpose, timing, and refundability of this fee will be disclosed before payment. Any fee that is legally treated as a security deposit or advance rent will be handled in accordance with applicable Florida law.

7. SCREENING

Resident may be required to complete lawful screening consistent with Hope Harbor Housing's written admissions criteria and applicable fair housing requirements. Any screening fee must be disclosed before it is charged.

8. UTILITIES

Included utilities/services: _____

Any utility cap, allocation, or resident overage responsibility must be disclosed here or in a signed addendum. Utility charges will not be assessed in a manner inconsistent with applicable law.

9. HOUSEHOLD SUPPLIES

Management may provide designated common-area cleaning supplies or household items as stated in the House Rules or move-in materials. Residents are responsible for their own personal toiletries and personal-use supplies unless otherwise agreed in writing.

10. MEDICATION & INDEPENDENT LIVING

Hope Harbor Housing provides housing and community living. It does not administer, store, dispense, or manage Resident medications. Resident is responsible for independently managing medications and personal care, with reasonable accommodations considered as required by law.

11. LEVEL OF SERVICES / ACCOMMODATIONS

Hope Harbor Housing is a shared housing provider and is not, by virtue of this Agreement, an assisted living facility, nursing facility, detoxification program, or medical treatment provider.

If a Resident requests a reasonable accommodation or modification related to a disability, Management will consider the request in accordance with applicable fair housing law. A change in health or disability status will not automatically terminate this Agreement. If the residence can no longer lawfully or safely meet a Resident's housing needs after consideration of applicable obligations, Management may discuss appropriate next steps and follow legally required procedures.

12. REFUNDS & PRORATION

Rent, fees, deposits, and other payments will be refunded, credited, retained, or prorated as required by this Agreement and applicable Florida law. Nothing in this Agreement eliminates any refund, habitability, deposit, or other right that cannot lawfully be waived.

13. RESPONSIBLE PARTY / GUARANTOR

If a Responsible Party / Guarantor signs below, that person guarantees the Resident's payment obligations only to the extent stated in a separate written guaranty or this Agreement.

Name: _____ Phone: _____ Email: _____

14. LIABILITY & PERSONAL RESPONSIBILITY

Each party remains responsible for its own acts and obligations as provided by law. Nothing in this Agreement requires Resident to waive claims or rights that cannot lawfully be waived. Resident is responsible for the conduct of Resident's guests as provided in the House Rules.

15. SHARED OCCUPANCY

Resident is granted the right to occupy the assigned bedroom/bed space and use designated common areas subject to this Agreement and House Rules. The parties acknowledge that the residence is shared with other occupants. This section does not waive any rights or protections that apply under Florida landlord-tenant law.

16. CAMERA DISCLOSURE

Video surveillance may be present in exterior areas and common areas for safety and property protection. No cameras will be placed in bedrooms, bathrooms, or other areas where occupants have a reasonable expectation of privacy.

17. PERSONAL PROPERTY

Resident is responsible for personal belongings except to the extent loss or damage is caused by Management and liability is imposed by law. Resident is encouraged to maintain renter's or personal-property insurance.

18. MANAGEMENT ACCESS / INSPECTIONS

Management may enter or inspect the residence as permitted by Florida law, including for maintenance, repairs, agreed services, inspections, emergencies, or other lawful purposes. Required notice will be provided when applicable.

19. HOUSE RULES

Resident acknowledges receipt of Hope Harbor Housing's current House Rules. Reasonable rules concerning shared spaces, cleanliness, guests, quiet hours, safety, smoking, substances, parking, and community conduct are incorporated by reference to the extent permitted by law.

20. FAIR HOUSING & NONDISCRIMINATION

Hope Harbor Housing is committed to administering housing in accordance with applicable federal, state, and local fair housing laws. Reasonable accommodation requests may be submitted to Management.

21. GOVERNING LAW / SEVERABILITY / ENTIRE AGREEMENT

This Agreement is governed by applicable federal law and the laws of the State of Florida. If any provision conflicts with non-waivable law, the law controls and the remaining provisions remain effective. This Agreement, together with signed addenda and incorporated House Rules, constitutes the parties' agreement and may be modified only in a writing signed by the parties, except for reasonable rule changes permitted by law.

ACKNOWLEDGMENT & SIGNATURES

By signing below, the parties acknowledge that they have read and understand this Agreement and any attached House Rules or addenda.

Owner / Management	Hope Harbor Housing, LLC
Resident	
Premises Address	
Assigned Rent Due Date	
Resident Signature	Date
Responsible Party / Guarantor Signature	Date
Management Signature — Hope Harbor Housing, LLC	Date