



My Father's House

Way of Living and Community Agreement

This Community Agreement, between _____ (“Participant”) and My Father’s House, Inc. (“MFH”), is entered into on _____. It will end on _____. It is to be understood that this is *not* a lease, nor does it afford you any of the protections of landlord/tenant laws in the State of Colorado or under local or federal laws. This is an agreement to allow you to enter the transitional re-entry housing Community operated by MFH, and remain as long (and only as long) as you abide by the terms and conditions of this agreement.

Our Core Values

My Father’s House works to create a Community of life and invites its Participants to experience:

1. Safety: a place that is prepared for us to feel emotionally and physically safe.
2. Community: a place of supportive relationships.
3. Belonging: a place where we feel at home and experience true freedom.

My Father’s House (“MFH”) promotes a Way of Living that fosters personal responsibility and mutual concern among its Participants. MFH depends on the commitment of its Participants to create a healing Community, transforming the House into a true home.

At the center of this Way of Living is an appropriate understanding of the *value and dignity of the human person*. We believe that each person has a value and dignity given by his or her Creator. This value and dignity cannot be taken or given away. Despite any bad or good we do, the value remains.

As a result, we desire for our Participants to come to value and love themselves and their fellow human beings as creatures of God, and to treat themselves and others with respect, dignity, and true charity. From this springs other principles of life that lead to a healthy Way of Living. We identify ten principles as they relate to our Participants:

- | | |
|---------------------------------|--|
| Housing | Work/Education |
| Family | Health |
| Spirituality | Legal |
| Authentic Freedom | Merit (Recognizing accomplishments) |
| Participant helping Participant | Participation in the Community (society) |

You will become more familiar with these principles during your stay at MFH. We hope that you will come to see that they apply not just here, but throughout your life.

Our Expectations During Your Stay

Single-Occupancy Bedroom: MFH has leased a house at _____, _____ County, (“House”) for the purposes of housing men in its Community. MFH agrees to grant the Participant use of Room # _____ in that House. Your bedroom comes furnished with a bed, dresser, nightstand, chair, lamp, alarm clock, picture, mirror, linens, laundry basket, and hangers. You're allowed to use these items temporarily during this agreement, but they belong to MFH and should not be taken from the Premises (your room) except for washing the linens. When you move out, these items must stay in the Premises. You'll be responsible for repairing or replacing any damaged items or items not returned to MFH.

Use and Occupancy of Property: Only you are allowed to live in the Premises. You can only use the Premises as your home, not a business. Besides your designated living space, you can share and use common areas like the kitchen, living rooms, bathrooms, laundry room, garage, and yard with other Participants. These areas should be shared fairly, and you shouldn't disrupt others. The common areas are also used for Community activities involving other Participants, MFH board members, staff, and volunteers, for Community-building and educational purposes aligned with MFH's mission.

MFH does not permit loud gatherings. Keep noise, including music, at a level that won't bother other Participants. A disturbance caused by you or your Guests that results in any police action or complaints from neighbors is considered sufficient cause for termination of this Agreement and action for removal from the Community and House.

Absolutely no hazardous materials are permitted to be in or around the House at any time. Participant may not use or store Kerosene or any type of space heaters at any time in or around the House without staff permission. Under no circumstance may a stove, oven or range be used as a source for heat. Charcoal and gas barbecue grills may not be used inside the House.

All windows and doors must remain closed during inclement weather.

Waterbeds and liquid furniture are not permitted.

You must obtain written permission to install internet, cable, a satellite system, or antenna on or around the House.

You may not hang or place any signs on or about the House.

You may not use windows, decks, or balconies for the purpose of drying laundry.

You may not stay overnight or sleep in the yard or in any structure in the yard.

You may not have a television or other video/streaming equipment in your room.

Ending the Agreement: When this agreement ends, you must leave the Premises right away and give back the Premises to MFH in good shape, except for regular wear and tear. You need to take all your personal property with you, including furniture and personal items. If MFH has to clean up after you, you'll have to pay for it, including the cost of labor, determined by MFH staff.

Utilities and Services: You will split the cost of utilities like gas, electric, water, sewer, trash, and recycling, cable TV (if applicable), etc. MFH staff will tell you how much you owe for utilities each month. You need to pay your share as a part of the Community Fee by the 1st of each month directly to MFH staff. If you do not pay on the 1st, you'll have to pay late fees or other costs (see below).

Utilities will be in MFH's name, not yours.

MFH isn't responsible if utilities or extra services get interrupted. Immediately tell a MFH staff member if any utility isn't working right.

You may not use the Wi-Fi in the House.

You're responsible for other services like your phone, yard care, etc., and you need to put those in your name. Get written permission from MFH before adding any of these. You'll have to pay for any damage caused by adding unauthorized services, and you need to pay right away when billed.

Maintenance and Repairs: MFH shall be responsible for repairs in or about the House unless caused by the negligence or misuse of Participant. You will be responsible for any repairs caused by your negligence or misuse, and will be responsible jointly and severally with other Participants for any costs necessary for repair/replacement of items when specific fault cannot be determined. Specific fault may be determined at MFH's sole discretion.

It is the responsibility of Participant promptly to notify staff of MFH immediately of the need for any repair or maintenance issue of which Participant becomes aware. In the event that you do not timely disclose MFH of the need for any repair or maintenance (within two days), MFH may decide at its sole discretion that you were at fault for the damage.

If any required repair is caused by your negligence and/or your guest's negligence, you will be fully responsible for the cost of the repair and/or replacement that may be needed.

You must keep the House clean and sanitary at all times and remove all rubbish, garbage, and other waste, in a clean, tidy and sanitary manner.

You must abide by all local recycling regulations.

You shall use and operate all electrical, cooking, and plumbing fixtures properly, and keep them clean and sanitary.

You are not permitted to paint, make any alterations, improvements, or additions to the House without first obtaining the written permission of staff of MFH. Permission given for any painting, alteration, improvement, or addition shall not be deemed as consent to future painting, alterations, improvements, or additions.

You are responsible for removing snow and ice from stairs, driveway, and walkways, including the public sidewalk by the street in front of the House, within 24 hours of accumulation in accordance with local ordinances.

You shall maintain the lawn and landscaping by cutting grass at least once each week between April 15th and October 15th, removing weeds as they appear, raking leaves when they are present, removing any trash, and pruning trees and bushes as needed. If the lawn irrigation system is not working right, you shall notify MFH Staff immediately.

You must replace the filters for the furnace, quarterly.

You must test smoke/carbon monoxide detectors periodically, as well as maintain operational batteries at all times and must report any malfunction with smoke/carbon monoxide detectors immediately to staff of MFH. Do not remove, dismantle or take any action to interfere with the operation of any smoke/carbon monoxide detectors installed in the House.

MFH has provided fire extinguishers for your safety. You may not misuse, dismantle, block, or remove the fire extinguisher(s). You must report to MFH staff any use, malfunction or repair required. In the event of the negligent use of the fire extinguisher(s), you will be responsible for any damage to the House as well as the replacement or refill of the fire extinguisher(s).

You must report any pests like bed bugs, roaches, ants, termites, mice, or rats immediately. You must help MFH staff with pest control, including letting them inspect and

treat the House and follow all directions. You may need to leave the House during treatments. Don't buy or bring in used furniture because it can have pests. Sharing vacuum cleaners can also spread pests.

Pets: Without exception, animals, whether pets or not, are not allowed in the House at any time. If you violate the Agreement and allow an animal in the House or on the property, you will be responsible for a \$500 fine and any additional costs to remove the animal, and to clean and deodorize the House.

Parking: You may park one motor vehicle on the street in front of the House or in the driveway. The garage is used for storage and other purposes; you may not park any vehicle in the garage. No non-working vehicles may be parked or stored on or in front of the property. Vehicles may not be worked on for more than 24 hours on the street, in the driveway, or in the garage. Vehicles must be properly licensed and registered to be parked at the House. You may not store or park a recreational vehicle, commercial vehicle, or watercraft on the property without written permission from staff of MFH. You may not stay overnight or sleep in his vehicle.

Additional Rules and Regulations:

Absolutely no smoking is permitted in the Premises or House. You may only smoke in the backyard of the houses on Campo and Cleo streets. For the houses on Birch St. and Ivanhoe Way, you may not smoke on the property. Do not leave cigarette butts or other debris behind.

You are not allowed to have, look at, use, or make anything that's about sex (even sensual material) or makes you feel sexually excited. This includes pictures, shows on TV, stories, recordings, drawings, or anything else like that, even if the people are wearing clothes.

MFH does not allow any criminal activity in or around the House, and this rule applies to everyone. If MFH staff see or learn about any criminal activity, they will report it to the police, and you will be breaking the Agreement. You must call the police if you see anything suspicious and then tell MFH staff. If you are involved in criminal activity, including drug use, gangs, or disturbing the peace, you will be removed from the Community and still have to pay the fees for the rest of the Agreement. You might also have to pay court costs, legal fees, and other charges.

You cannot have, use, grow, make, or sell any illegal drugs. Both recreational and medical marijuana use is prohibited.

A "Guest" is someone you invite to or allow in the House. Guests cannot stay overnight in the House or on the property. Guests must follow all the rules in the agreement. Inform MFH Staff of any Guest visits prior to the Guest arriving. Guests may only visit between 9 am and 8 pm.

You will be responsible for any fine and/or violation that is imposed on Jim Blum or MFH due to your negligence as related to the House.

You shall abide by all federal, state, and local laws and ordinances.

You shall immediately notify staff of MFH of any changes in employment.

When a Participant breaches any part of the Agreement, MFH may impose a fine of \$50-\$100 per incident, plus a reasonable estimate of costs and damages incurred by MFH. Nothing in this clause shall limit MFH's ability to seek and recover additional funds where the costs incurred by MFH, and/or damages suffered, exceed the amount listed here.

Occupancy Contingent Upon WAGEES Enrollment: You shall enroll in the Colorado WAGEES program at MFH as soon as possible upon entering into this Agreement. Denial by the Colorado WAGEES program or failure to enroll within a reasonable amount of time shall constitute a substantial breach under this Agreement and you may be liable for damages to MFH as well as termination of this Agreement.

Insurance: You are in charge of taking care of your own property and any damage or loss to it. MFH's insurance does not cover your property, so, you need to get your own insurance for your personal property in the House if you want it to be covered. The insurance company you choose has to be licensed to work in Colorado.

Staff's Right of Entry: MFH staff can enter any part of the House or Premises at any time, even if you're not there. This agreement doesn't follow regular landlord/tenant rules. MFH staff can search your room anytime, you, your vehicle, or your other personal property, with or without you being there.

MFH staff always need access to the House and Premises. You shall not change locks or security systems without permission. If you do, you'll have to pay for any replacements or repairs, and you are responsible for any damage caused during emergencies due to unauthorized locks.

Abandonment of Personal Belongings: Any belongings you leave behind will be considered abandoned if you don't pick them up within five days. After this time, MFH won't take care of or keep safe any personal property you have, and they can get rid of it however they think is best. You agree that Jim Blum, MFH, its Board of Directors, and staff aren't responsible for what happens to your property, and you won't blame them or hold them financially responsible for it.

If, for any reason, you cannot, or are not authorized by MFH staff to come to the House to collect your personal property, you authorize MFH to release your property to:

_____ who can be reached at _____.

This person is responsible to pack and take all of your personal property within 5 days of your initial absence. Any property remaining in the Home after 5 days is deemed abandoned by you. MFH is not responsible to store or safeguard your personal property after this time, and may dispose of it as we see fit. You release Jim Blum, MFH, its Board of Directors, and staff from any and all liability in such circumstances.

Remedies: If you break the Agreement, including not paying the Community Fee, you could be punished or removed from the Community and the House by the staff without warning. You agree to pay for any costs or damages caused by breaking the Agreement, including legal fees. You agree to pay any court costs or fees caused by breaking the Agreement. If you are removed from the Community or House, you must pay all Community Fees for the rest of the Agreement immediately. Any money you owe to MFH will gain interest at 8% per year, adding up each month.

Confidentiality: You must keep everything about the Participants in MFH private. You can't talk about who lives in MFH, or any details about them, with anyone except MFH staff and other Participants. If you break this rule, you are breaking the Agreement. MFH staff might remove you from the Community and the House. You will still have to pay the Community

Fees for the rest of the Agreement. You may also have to pay for court costs, legal fees, and other charges according to Colorado and local laws.

Permission To Use Story and/or Pictures and Videos: You agree to let My Father’s House use your story, videos, audio recordings, or photos of you in their emails, social media, website, and other materials, for advocacy and fundraising. You understand that MFH might say you have been convicted of a crime, but they will not say what the crime was or who the victims were.

Waiver for MFH Staff to Speak with Parole and CDOC Staff: While you are a Participant in MFH WAGEES program, you will sign Releases of Information allowing staff of MFH to talk to your Community Parole Officer, other Parole staff, and CDOC staff about how you are doing on parole and in treatment, your time in jail or prison, and anything else MFH staff think is important.

Waiver for MFH Staff to Speak with Probation Staff: While you are a Participant in MFH WAGEES program, you will sign Releases of Information allowing staff of MFH to talk to your Probation Officer, other Probation staff, about how they're doing on probation and in treatment, your time in jail or prison, and anything else MFH staff think is important.

If you change probation officers, you must inform MFH staff immediately of the new person’s name and contact information and update any Release of Information.

Waiver for MFH Staff to Speak with Treatment Providers: While you are a Participant in MFH WAGEES program, you will sign Releases of Information allowing staff from MFH talk to your treatment providers and staff from agencies where you are in offense-specific treatment, or treatment for substance use (including AA, NA, and other support groups), anger management, or anything else. MFH staff may discuss how you are doing on parole and/or probation and in treatment, your time in jail or prison, and anything else MFH staff think is important.

If you change treatment providers, you must inform MFH staff immediately of the new person’s name and contact information and update any Release of Information.

Waiver for MFH Staff to Speak with Family and Friends: While you are a Participant in MFH WAGEES program, you will sign Releases of Information allowing staff from MFH talk to your family and friends. You will also provide a list of these people with whom you are in contact. MFH staff may discuss how you are doing on parole and/or probation and in treatment, your time in jail or prison, and anything else MFH staff think is important.

Safety Plans: MFH staff are a part of your Community Supervision Team, along with your parole/probation officer(s), treatment provider(s), and polygraph examiner(s). You will give MFH staff a copy of each safety plan you submit for approval so we can have those in our records. You will also keep us informed of which safety plans have been approved and which have been denied or modified. It is your responsibility to do this without having to be asked.

Hours: Daytime activities in the House should be meaningful (e.g., House chores, reading, meditating, interacting with others, etc.). Except for Participants who work nights, MFH does not consider it physically or emotionally healthy to sleep late into the day without a valid

reason (e.g., sickness, odd hours of work, etc.). Unemployed Participants of working age will use their time looking for and applying for jobs.

The television(s) in the House are for appropriate recreation. You can watch them in the morning up until 9 am, then they must be turned off and remain off until 5 pm.

You shall abide by the curfew given to you by your parole/probation officer. Regardless of that curfew, except for those who work nights, you must be in the House by 10 pm each night and stay overnight until you need to leave for work or appointments in the morning.

Meals: You are responsible for your own food, but MFH encourages collaboration to provide meals for the House. Food will be stored in the kitchen, not in your bedroom.

Utilities: You will split the cost of the utilities (gas and electricity, water and sewer, trash and recycling, cable – if applicable), so do not waste resources.

Computers: MFH has a monitored computer in each house for the men in that house to use. You must have permission from your parole officer and MFH staff to use that computer. Having access to the Community computer and the internet is a privilege, not something you're entitled to.

You will get your own login for the computer and must keep it secret. You can't let anyone else use the computer under your login. You can't use someone else's login to access the computer.

You can use the computer for things like looking for jobs, emailing (if allowed by the parole officer), online banking, government websites, shopping, reading news, education, joining MFH Community activities, making safety plans, and doing homework.

You can't use the computer for playing games or watching movies, listening to music, or other recreation. You can't look at violent, addictive, or sensual content on the computer.

If you want to do something on the computer that's not listed here, you must ask MFH Staff first.

You are not permitted to create a new email, change your email password(s), or other passwords, without telling MFH Staff and your parole officer what the new email and/or password is. MFH Staff or the Parole Officer may check your email account and files on the computer anytime without telling you.

You shall not erase or delete the search history on the computer.

You shall not have a personal computer.

If you have permission from parole/probation to have a smartphone, you shall have a password to limit access to the device and inform your parole officer and MFH what that password is. No other Participant may use your device. The costs directly related to the usage of personal devices, including the cost of the monitoring software required by parole/probation and any access to the internet, will be the device owner's responsibility. You shall use your device in accordance with the parole/probation officer's rules and you will be personally responsible for violations of such rules.

You may not use the Wi-Fi in the House.

Common Meals: At a minimum, each House should schedule one weekly common dinner in the House with all residents (in addition to the Sunday dinner shared by the whole Community). Each Participant shall help in the preparation and the clean-up. At the Common dinner, share successes, challenges, and experiences related to life on parole, with each other, etc. Volunteers, MFH staff, and other Participants of MFH may attend the Common Supper.

Chores: You and the other men who live with you are responsible for always keeping the House clean and orderly and caring for the lawn. You will share the cost of paper products and cleaning supplies with others living in your House. All Participants together will develop a schedule of chores for the common areas and divide the work fairly.

Fraternal Charity: Fraternal charity is encouraged and permitted under the care of the staff of MFH, which *may* allow a Participant to borrow money from someone else in the home in very limited amounts and for very short periods of time. MFH requires that, *if* money is allowed by staff to be lent, the amount shall not exceed \$25 and all loans must be paid back within two weeks. A Promissory Note for the amount borrowed, stating the date by which the money will be repaid, shall be written and signed by both Participants.

Houseguests: Each House is the home of all the Community Participants. Guests must be courteous with every Participant and spend their visits in the common areas of the House. Visiting is only permitted in the common areas of the home and no visitors are allowed in your individual room for any reason. No minors may ever come to the House. No guest is permitted to be at the House before 9 am or after 8 pm, and all visits must be approved, in advance, by staff. You must ask staff when inviting Guests and tell staff who is coming and when. Approved volunteers, members of the Board of Directors, and other staff are not considered Guests.

Drugs, Alcohol, and Pornography: MFH has zero tolerance for substance use/misuse and pornography. These denigrate the value of the human person. Any place marked by the use of drugs or pornography is dysfunctional and does not allow the experience of true freedom. Staff may mandate immediate removal of the Participant from the House in case of use of drugs, alcohol, or pornography.

Parole/Probation Officers: You must follow the rules of parole/probation and of your parole/probation officer(s). You are also prohibited from doing anything that would conflict with any other Participant's parole/probation rules and will always grant access to the House to your own and the others' parole/probation officers. The commission of any criminal offense will result in your immediate removal from the House. Any violation of parole/probation will result in a review to determine if you should be removed from the House.

Your Personal Responsibility

You are personally responsible for exhibiting the 'Way of Living' as described above. Practical dissent from the 'Way of Living' may lead to the termination from the Community and removal from the House.

Your personal responsibility includes two fundamental aspects of the life in the House:

MFH Housing Program: For those who live in our housing, when you first come to MFH, you will be in a WAGEES-subsidized bed. You will have a private room in the House. The cost of housing you and providing other services is subsidized by funds MFH receives from both the WAGEES program and from other sources of funding. This funding helps keep your cost for housing low.

To help MFH offset these costs, you will be required to do 2 hours a week of community service, at MFH, in addition to the normal chores at your House. If you would like you can also ask to do your community service/volunteering at another approved organization in the community. You must show documentation to MFH staff to prove you are volunteering/doing community service at least 2 hours a week, either at MFH or an approved organization.

In addition to this community service/volunteering, the fee for a WAGEES-subsidized bed is \$795 per month, plus your share of the cost of the monthly utilities at the House.

When the WAGEES subsidy ends, you will continue to be partially subsidized through other funding. The monthly Community Fee for beds subsidized only by other funding sources is \$895, plus your share of the utilities.

MFH will collect the Community Fees (including utilities) on the 1st of each month. Arrangements may be made for weekly or bi-weekly Community Fees payments to accommodate pay schedules.

If you don't pay the Community Fee or any other charges by 3 days after the due date, you'll owe a \$35 late fee on top of what's already due. If you don't pay any balance owed by the 1st of the following month, you'll be charged 8% interest per year on any overdue balance, compounded monthly. Any payments made when you owe money will go towards paying off what you owe first before covering the current amount due.

If you regularly do not pay your Community Fees on time, you may be removed from the Community and the House.

Any costs of this process shall be the responsibility of the Participant. If your bank returns your Community Fee payment and it's late because of that, you'll also have to pay late charges (as above). There's a \$25 fee for any payments that bounce back. If a payment bounces, you agree to pay all future payments with certified funds, like a certified check or money order.

If you are coming directly from prison, or entering MFH unemployed, you will not be charged for the first 30 days you are at MFH. After the initial 30 days, your fees will ramp up over time until you reach the point where you are paying full fees. It works this way:

- First 30 days – no fees. All fees are covered by WAGEES and other funding.
- Next 30 days – \$250 fees due (and no utilities) at the beginning of the 30 days (second month) you're at MFH.
- Next 30 days – \$500 fees due (and no utilities) at the beginning of the 30 days (third month) you're at MFH.
- At the end of these 90 days, full fees are due on day 91 – \$795, plus your share of the utilities.

Security Deposit: Each Participant will be required to pay a security deposit of \$500 when they enter the House. Your security deposit of \$500 will be kept in a bank account. This deposit is to make sure you follow all the rules in this Agreement, like paying for any damages beyond normal wear and tear, returning keys, and paying Community Fees and utilities. You're responsible for any charges or costs MFH faces because you didn't follow this Agreement. You can't use the security deposit to pay Community Fees or other charges during this Agreement.

If you cannot afford this security deposit when you first move in, you must sign a Promissory Note to MFH to pay it as soon as possible or at least in 4 monthly payments of \$125 from the time you enter MFH.

If you tell MFH staff, in writing, at least 30 days before the Agreement ends, that you don't intend to renew the Agreement, and you plan to move out, you'll get the full deposit back, minus any other fees or costs for damage, etc. If you do not give 30 days' notice, you'll

lose the whole deposit, and you must pay any fees or costs you owe. MFH can still require more money, even if we keep your security deposit, if what you owe is more than the deposit.

If you follow all the rules in this Agreement, you'll get an itemized list of any charges and the remaining deposit, or the whole deposit back, within 60 days of the Agreement ending.

Savings: Each Participant will be required to save money for future expenses, both while living at MFH and when he eventually moves out to his own home, and to show proof of that savings. You will be required to turn in copies of all bank statements and other financial documents to MFH Staff showing how much money you have in various accounts each month. In addition, you are also required to show any statements and information you have about debts, credit cards, etc. you have, to MFH Staff on a monthly basis. The purpose of this is to help you develop a reasonable budget and savings plan. A good goal, once employed full time, is to save about \$1,000 a month towards your eventual move out date. That way, if you find work in the first couple of months, you should have several thousand dollars with which to start your new life.

By signing this Agreement, you certify that you have read, understood, and agree to comply with all the terms, conditions, rules and regulations of this Agreement. Failure to comply with any of the requirements of this Agreement constitutes a breach of the Agreement and may result in termination from MFH.

Participant's Signature: _____ Date: _____

MFH Staff Signature: _____ Date: _____

My Father's House
List of Family and Friend Contacts

Name	Relationship	Phone number	Email address
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