

# **The Martin House**

*a sober living facility*

**381 S 2nd Street  
Steelton, PA 17113**

**John Langel, Director**

**John@friendsoverfences.org**

**<https://themartinhouse.org>**

**Emergency Phone 717-329-5494**



## **SHARED HOUSING AGREEMENT**

This is a legally binding agreement. It is intended to promote household harmony by clarifying the expectations and responsibilities of the Owner or Director and Tenant when they share the same home. The term "Director" refers to either Owner or Principal Tenant.

Director shall provide a copy of this executed (signed) document to the Tenant, as required by law.

### **SHARED HOUSING UNIT LOCATED AT:**

**Address      381 S 2<sup>nd</sup> Street, Steelton PA 17113**

### **PARTIES:**

**DIRECTOR: Family Circle Ministries**

**Tenant:**

**Name    John Langel 717-329-5494**

**Name    \_\_\_\_\_ Date: \_\_\_/\_\_\_/\_\_\_**

### **TERMS:**

- a. Month-to-Month Agreement: Rent due by the 1<sup>st</sup> of the month. Either party may cancel or change terms of this agreement upon THIRTY (30) days WRITTEN notice.

### **RENT:**

\$600.00 is payable monthly on the first day of the month or \$175 per week in advance.

Rent includes internet access and utilities. Cable and phone are not included.

### **CONFLICT RESOLUTION:**

Each tenant will strive to develop mutual cooperation with all other tenants. Should disagreements arise, each shall try to resolve the dispute in good faith using clear communication. If disputes continue thereafter, the tenants agree to abide by the decision by the Director

**PRIVACY:**

As required by law, the Director may enter the tenant's room only for the following reasons: (a) in case of emergency TBD by Director; (b) to make necessary or agreed-upon repairs, decorations, or improvements, supply necessary or agreed-upon services, or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, tenants, workers, or contractors; (c) when the tenant has abandoned or surrendered the premises; or (d) pursuant to court order. The Director must give the tenant twenty-four (24) hours notice of intent to enter and may enter only during normal business hours except by necessity,

**DEPOSITS:**

First month's rent: paid in the amount \$600.00 if paid monthly \$175.00 per week if paid weekly

Security deposit due before occupancy and equal to 1 month rent: paid on amount \$600.00

The security deposit may be used for the purpose of repairing damage for which the tenant is responsible (beyond normal wear and tear), cleaning, or paying unpaid rent or other bills. The Director and the tenant shall conduct a pre-move out inspection of the rental BEFORE the tenant moves out at which time the Director shall inform the tenant of needed repairs and/or cleaning in WRITING. The tenant shall have the right to make any repairs identified at the pre-move out inspection at his or her expense before the move out date without deduction from the security deposit. Within 21 days after the tenant moves out, the Director shall return the deposit to the tenant with accrued interest less any deductions, if any, the Director is entitled to under Pennsylvania Civil Code. If any deductions are made, the Director shall provide the tenant with a written itemized statement of expenses and receipts for cleaning or repairs for which deductions were made.

**LATE FEES:** If the rent is more than 5 days late. (by 5pm on the 5th of the month), Tenant shall pay a late charge of 10% of monthly rent and will be issued a Notice to Quit.

(This agreement is entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2024

Director or Representative

Tenant

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Signature

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Signature