

Month to Month Covenant Agreement



The Village Nac is different from typical housing developments in that each resident who chooses to live here makes the intentional choice to become an active part of a community that is better together. The physical, mental and emotional needs of each resident will vary, as well as their capacity to serve their neighbors, but when everyone is committed to contributing their talents, gifts, and time – even in small ways, it strengthens the sense of community that is so important for healing and healthy living.

1

Residency and Financials

1.1 PARTIES AND OCCUPANTS

This Housing Contract is between you, the undersigned resident:

and us, the owner/agent:

The Village Nac, Inc. ("TVN").

You've agreed to rent the property located at:

for use as a private residence only. The terms "you" and "your" refer to all occupants listed above. The terms "we," "us," and "our" refer to the owner (TVN).

The "home", which includes Tiny Homes (TH), Apartment (APT), Cottage (CTG) or Recreational Vehicle (RV), will be occupied exclusively by the occupants(s) listed above. This rental is a _____. TVN must approve any guests or visitors staying longer than 3 consecutive days. See Section 6.1 for details on authorized and unauthorized occupants.

1.2 COVENANT DURATION AND RENT INCREASES

The terms of this tenancy shall commence on _____ and shall be month-to-month on the terms and conditions as stated herein, save any changes made pursuant to law, until either party gives a written notice. Neither party has to give a reason for the written notice.

Rental rates may be increased after the completion of the initial housing term, with a 30-day written notice to you. Rental increases will take effect on the first day of the month following the expiration of the 30-day notice.

1.3 RENTS AND CHARGES

You shall pay _____ per month for rent. The first month's rent and/ or prorated rent amount of _____ is due prior to move-in.

Every month thereafter, you must pay your rent on or before the 1st day of each month with a 4-day grace period. The following late fees will apply for payments made after the grace period:

Late fee rule: Rent is due on the first day of each month. An initial late fee of \$30 will be assessed on the 5th day.

A charge of \$35 will apply for every returned check or rejected electronic payment plus the amount of any fees charged to TVN by any financial institution as a result of the funding not being honored, plus any applicable late fee charges. If you don't pay rent on time, you'll be considered delinquent and subject to termination of this housing contract.

TVN may change the terms of this lease in accordance with applicable law, including rent increases and other modifications to the terms of the contract. Acceptable forms of payment are cashier's check, money order, personal check or via ACH through your Resident Portal. All payments are made payable to: The Village Nac.

1.4 SECURITY DEPOSIT

The total security deposit at the time of execution of this Housing Contract will be _____, due on or before the date this Housing Contract is signed.

TVN will hold the security deposit for the term of the tenancy and, upon termination of the tenancy, reserve the right to use all or part of the security deposit to cover any charges related to your performance of this Housing Contract, including, but not limited to, cleaning, repair of damages, missing items, unpaid rent, late fees, and returned fund fees.

1.5 UTILITIES

TVN will pay for the following utilities:

Electric, Water, Garbage Pick-up, Wi-fi hot spots in designated public buildings

For all utilities NOT noted as paid by TVN, you will be responsible for paying for all related deposits, and any charges, fees, or services on such utilities. TVN does not guarantee or warrant that there will be no interruption of utility service. If your electricity is ever interrupted, you must use only battery-operated lighting (do not use candles or kerosene lanterns). TVN will not be held liable for any damages resulting from a loss of power or other utilities

1.6 INSURANCE/CASUALTY LOSS

We do not maintain insurance to cover your personal belongings or personal injury. You assume all liability for personal injury, property damage or loss, and insurable risk. We urge you to get your own insurance for losses to your personal property or personal injuries from any cause, including but not limited to: fire, smoke, rain, flood, water and pipe leaks, hail, ice, snow, lightning, wind, explosions, earthquake, interruption of utilities, theft, acts of God, or vandalism.

1.7 KEYS AND LOCKS

You will be provided the following keys: 1 key per entrance door (combination locks are provided for required government housing contracts)

All deadbolts, keys, window latches, doorknobs and any additional device required by local government ordinance will be in working order when you move in.

You will be liable for the entire cost of all key and lock replacements (\$30 per lock, \$10 per key). You will not change the locks or add an additional lock without TVN written consent.

All keys must be returned when you vacate the home. You will be charged for the cost of new locks, keys, and cards that are not returned.

By initialing below, you acknowledge and agree to the terms in Section 1.

X _____ Initial Here

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Policies and Procedures

2.1 COMMUNITY POLICIES OR RULES

You and all guests must comply with the Village Nac Community Rules and Guidelines and the Guest Policy found in the Resident Handbook, as well as all other written policies. Any rules are considered part of this Housing Contract. We may make reasonable changes to written rules, effective immediately, if distributed and applicable to all units in the community.

2.2 RESIDENT SAFETY AND PROPERTY LOSS

All occupants and guests must exercise care for their own and others' safety and security, especially in the use of smoke detectors, fire extinguishers, keyed deadbolt locks, window latches, and other security or safety devices. You agree to make every effort to abide by the rules and guidelines in this Housing Contract.

Smoke Detectors

All homes are equipped with smoke detectors and a fire extinguisher. RVs also have a carbon monoxide detector. You must immediately report malfunctions of detectors to TVN. Neither you nor others may disable smoke, propane detectors, or carbon monoxide detectors. You will be liable to others and TVN for any loss, damage, or fines from fire, smoke, or water if that condition arises from disabling

or damaging the smoke detector, propane detector, or carbon monoxide detector or from your failure to replace a dead battery or report malfunctions to TVN.

Safety and Crime Free Zone

You and your guests will not engage in any criminal activity inside or outside of your home. NOTE: This property has 24-hour live feed surveillance throughout.

Unauthorized Visitors/Guests

TVN may exclude from the community property any guests or others who, in our judgment, have been violating the law, violating this Housing Contract, or disturbing other residents, volunteers, staff or guests. We may also exclude from any outside area or common area, a person who refuses to show proper identification or refuses to identify him/herself as a resident or guest of a specific resident on the property, or who has a Criminal Trespass Warrant (CTW) filed against them by TVN.

Any resident who knowingly invites a person with a CTW onto the property is subject to a \$75 fine per occurrence and may be subject to a 24-hour notice to vacate. In addition, the police will be called and the CTW will be enforced which can result in arrest of the person with the CTW.

Emergencies

In case of emergency, fire, accident, smoke or suspected criminal activity, dial 911. You should then contact a TVN representative.

AN AFTER-HOURS EMERGENCY IS DEFINED AS FIRE, FLOOD, SEVERE MEDICAL EMERGENCY OR DEATH. Lack of AC, loss of door keys, failure to report empty propane tanks for refill, or any other normal business work order will not be addressed after hours or on weekends.

2.3 PARKING

You will park on the property at your own risk. TVN may regulate the time, manner, and place of parking cars, trucks, motorcycles, bicycles, boats, trailers, and recreational vehicles by anyone. TVN may have unauthorized or illegally parked vehicles towed and will not reimburse occupant or guest for towing fees.

One vehicle per home is permitted on the property. Any exceptions must be cleared by Property Management.

2.4 ANIMALS

Animals (including dogs, cats, mammals, reptiles, birds, fish, and insects) are allowed only if TVN has authorized in writing the acceptance of the animal. Each home is limited to one animal per household, and occupants must pay an animal deposit for \$150. You must remove all illegal animals within 24 hours of notice from TVN, or you will be considered in default of this Housing Contract. If you have an animal, you will have an Animal Addendum attached to this Housing Contract.

ADA defines a Service Animal as a dog that has been individually trained to do work or perform tasks for an individual with a disability. The task(s) performed by the dog must be directly related to the person's disability. The dog must be trained to take a specific action when needed to assist a person with a disability. The ADA requires that service animals be under the control of the handler at all times. "Under control" includes not allowing the dog to bark repeatedly. The service animal must be harnessed, leashed, or tethered while in public places (anywhere outside the home) unless these devices interfere with the service animal's work or the person's disability prevents use of these devices. In that case, the person must use voice, signal, or other effective means to maintain control of the animal. The handler may not allow the dog to wander away from them and must maintain full control. The only time a service animal can be off-leash is during the time it is specifically performing a task(s) directly related to the disability.

All animals are to be spayed/neutered and have current vaccinations at the time they come on to the property and maintain their annual vaccinations and flea treatment at owner's expense.

If an occupant or any guest violates animal restrictions (with or without your knowledge), you will be subject to charges for damages. If an animal has been in the home at any time during your term of occupancy (with or without our consent), TVN will charge you for de-fleaing, deodorizing, and shampooing upon move-out.

You will be provided a Pet Sitter Agreement at the time of move in, or when adding an animal. The purpose of this form is to ensure (TVN) knows who to contact to take care of your pet(s) in the event of your unexpected absence. You are **REQUIRED** to submit the Pet Sitter Agreement to Property Management within five (5) days of moving in, or adding a new pet to TVN.

2.5. WEAPONS

Weapons of any kind, including, but not limited to, handguns, assault rifles, bow & arrows, BB guns, hunting rifles, knives (other than a pocket knife), swords, night sticks, explosive devices, brass knuckles, nunchuks, tasers or stun guns are **STRICTLY FORBIDDEN** on the property. If your **INTENT** is to cause harm or damage with any other object (such as a rock, a cane, a stick, etc.), that object will be considered a weapon. Even if there is a legal permit or a concealed handgun permit, those are still prohibited on the property. Residents are responsible for their guests and must ensure that they also comply with this policy. Signs are posted at the entrance of the property. Failure to comply can result in arrest and/or immediate termination of this housing contract.

2.6 CLEANLINESS

You agree to keep the premises reasonably clean, as determined by TVN staff, from dirt, debris, and clutter to maintain a healthy environment. Every effort should be made to put food away and keep everything clean and wiped down to limit pest issues in your home. If, upon inspection by TVN staff, it is determined that your home is not being kept clean, TVN reserves the right to require weekly or bi-weekly housekeeping to be performed and to add these charges to your monthly rental rate. Housekeeping charges will be \$15.00 per hour and contracted for by TVN. Cleanliness is a condition of your rental and failure to maintain a healthy environment can result in termination of your housing contract.

2.7 SMOKING

Smoking is permitted on the property in designated outdoor locations only. Smoking is **NOT** permitted in any TVN building or home. Smoke that has seeped into the walls and/or furniture is **NOT** considered 'normal wear and tear'. Smoking inside of your home or other TVN building could result in termination of your housing contract, and extraordinary charges to remove smoke damage at move out.

In outdoor designated smoking areas, all butts are to be extinguished fully to prevent fires. You should **NEVER** extinguish a cigarette except in an appropriate ashtray (do not drop on the ground).

By initialing below, you acknowledge and agree to the terms in Section 2.

X _____ Initial Here

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Responsibilities

3.1 CONDITION OF PREMISES AND ALTERATIONS

You accept the home, fixtures, any housewares, and furniture as is, except for conditions materially affecting the health or safety of ordinary persons. TVN disclaims all implied warranties. You will maintain the premises in good, clean and habitable condition throughout the tenancy. You agree to a quarterly check by a 3rd party vendor of your home, at TVN expense, for bed bugs. These inspections will be scheduled in advance and you and your pet must not be in the home when the inspection is done (canine detectors are used and can be distracted by people or pets). Your home was inspected prior to your move in and certified clear of bed bugs. You may be charged for bed bug remediation that is found after you have moved in or upon vacating your home.

Residents may NOT install additional air conditioners or appliances. You agree not to alter, damage, or remove our property, including any housewares, fire extinguishers, smoke/ carbon monoxide detectors, furniture, screens, locks, or any security devices. You may not paint or make any permanent alterations without TVN written consent.

3.2 REQUESTS, REPAIRS, MALFUNCTIONS

You will report any damage or problem immediately to the TVN office upon discovery or you will be held responsible for the cost. Our complying with, or responding to, any oral request regarding safety, security or non-security matters does not waive the strict requirement for written notices under this Housing Contract. You must promptly notify us in writing of: water leaks; electrical

problems; malfunctioning lights; broken or missing locks or latches; malfunctioning detectors; bed bugs; and other conditions that pose a hazard to the property, or your health and/or safety. TVN will respond in accordance with state law and the Housing Contract to repair or remedy the situation, as necessary. TVN may turn off equipment and interrupt utilities as needed to avoid property damage or to perform work.

3.3 RIGHT OF ENTRY AND INSPECTIONS

TVN has the right to enter the premises at reasonable hours for the purpose of inspection, responding to your request, making repairs and / or preventative maintenance, pest control, showing to prospective resident or insurance agents, and for any emergency situations that may arise (welfare check for example). Any time and for any purpose where TVN has entered your home, a written notice will be left inside.

Should you be unable to return to your home within a five (5) day period due to an unexpected/unintentional absence, TVN reserves the right to enter your home and dispose of all perishable food. TVN will not be responsible for replacement of any food removed. The intent is to prevent mold and insects from food that can spoil quickly.

If there is probable cause to believe that there are weapons or drugs in the home, at least 2 staff members may enter, with or without law enforcement. If weapons or drugs are found, we reserve the right to allow law enforcement into your home without first obtaining a search warrant, as long as members of TVN staff are present.

3.4 MOVE-OUT

You will give TVN a written notice with your intent to vacate 30 (thirty) days prior to your move out date. In this notice you will include your forwarding address. The same applies if you are given a 30-day notice of non-renewal by TVN.

Move-Out Cleaning

You must thoroughly clean the home, including doors, windows, furniture, bathrooms, kitchen appliances, patios, and any housewares/linens provided by

TVN. If you don't clean adequately, you'll be liable for reasonable cleaning charges.

Charges

You'll be liable for the following charges, if applicable: unpaid rent; unpaid utilities; unpaid service charges; repairs or other damages excluding ordinary wear and tear; replacement cost of our property that was in or attached to the dwelling unit and is missing; keys not returned; removing or re-keying unauthorized security devices or alarm systems; packing, removing, or storing property removed or stored; removing illegally parked vehicles; animal-related charges; government fees or fines against us for violation (by you or guest) of local ordinances relating to smoke detectors, false alarms, or other matters; late-payment and returned check/ electronic funds charges, plus attorney's fees, court costs, and filing fees actually paid; and other sums due under this Housing Contract.

By initialing below, you acknowledge and agree to the terms in Section 3.

X _____ Initial Here

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General Clauses

4.1 RELEASE FROM LEASE CONTRACT

Unless you're entitled to terminate this Housing Contract, you will not be released from this Housing Contract for any reason, including, but not limited to, voluntary or involuntary school withdrawal or transfer, voluntary or involuntary job transfer, marriage, separation, divorce, reconciliation, loss of co-residents, loss of employment or bad health.

Military Personnel Clause

You may terminate the Housing Contract if you enlist, are drafted, or commissioned and on active duty in the Armed Forces of the United States. You must give TVN written notice of termination, 30 (thirty) days prior to the termination date. You must provide TVN proof that you qualify for this limited exception.

Replacements and Subletting

There will be NO REPLACEMENT RESIDENTS OR SUBLETTING PERMITTED FOR ANY REASON.

4.2 DEFAULT BY RESIDENT

If you are in default under this Housing Contract for any reason, we may submit to you, in writing, a 24-hour notice to vacate for breach of contract. You will be in default if you or any guest violates any of the terms of this Housing Contract including, but not limited to, serious or repeated violations such as: failure to pay rent or other amounts that you owe when due; you or any guest or occupant violates the community rules, fire, safety, health, or criminal laws, or engages in dangerous behavior, regardless of whether arrest or conviction occurs; you abandon the home; you give incorrect or false answers in rental application or you provide false or fraudulent documentation requested by us; you or your guest has abusive or threatening language towards any other person at the community (other residents, staff, volunteers, visitors); you or your guest brings weapons onto the property (as described in section 2.5 WEAPONS); if your INTENT is to cause harm or damage with any other object (such as a rock, a cane, a stick, etc.), that object will be considered a weapon; you or any occupant is arrested, convicted, or given deferred adjudication for a felony offense; any illegal drugs or paraphernalia are found in your home or on property grounds; you or any guest engages in any prohibited conduct; or you or any guest, in bad faith, makes an invalid complaint to an official or employee of a utility company or the government. If you are in default for any reason, we may submit to you, in writing, a 24-hour notice to vacate the premises immediately for breach of contract. In accordance with the Texas Property Code, if you have not vacated the premises within the time frame specified in the notice to vacate, TVN may file a forcible detainer suit within 3 days of the delivery of the notice to vacate in order to have the defaulting resident evicted from the residence. In the event of breach of this Housing Contract, TVN

specifically reserves its rights as set out in Chapters 24 and 92 of the Texas Property Code, including the right to change the locks immediately for any breach noted in this section, and for nonpayment of rent upon 3 days written notice to the resident and the right to file a suit to evict and recover unpaid rent.

If you receive a 24-hour notice to vacate, after the time period of 24 hours has passed since delivery of the notice, locks will be changed and personal belongings will be packed up and stored for a maximum of 45 days, after which time, if not claimed, will be disposed of. If the breach is delinquency for non-payment of rent, TVN would have to give special notice and wait 3 days before actually preventing the resident from entering the dwelling.

4.3 CONTRACT TERMINATION AND DISPUTE

This Housing Contract may only be amended, waived, or terminated by TVN representatives in writing. Any oral promises, representations or agreements by TVN representatives shall not be considered legally binding. No action or omission of our TVN representative will be considered a waiver of any subsequent violation, default, or time or place of performance. Our not enforcing or belatedly enforcing written notice requirement, rental due dates, acceleration, liens, or other rights is not a waiver under any circumstances.

By initialing below, you acknowledge and agree to the terms in Section 4.

X _____ Initial Here

5

LIMITED ACCESS GATES

5.1 PURPOSE

The entry and exit gates are intended to limit vehicle access into the property between certain hours. We want TVN to be a healthy, happy, and safe place to live for our neighbors and their guests. The goal is to limit access to people who don't live here and may bring harmful or unwanted activity to the property.

5.2 GATE CLOSURE TIMES

As a general rule, the entry gate will be CLOSED daily from 9pm to 7am. When the entry gate is CLOSED, entry will not be allowed without a personal gate access code. TVN reserves the right to change the gate closure times without notice.

5.3 GATE CODES

1. The gate code is given to residents who have vehicles, staff and designated volunteers. NO ONE else is authorized to use this code – it should NEVER be given to anyone else (not your brother, case worker, neighbor, etc.) under any circumstance.
2. You must be physically present at the keypad when the code is used and enter the code into the keypad yourself.
3. TVN reserves the right to alter gate closure times.
4. The north gate is kept closed with a keyed lock opened by staff only.

5.4 INOPERABLE GATES

In the event that the gate(s) become inoperable, either by abuse by you or your guest or by acts of God, TVN will work diligently with the gate company to make repairs as quickly as possible. Should the damage be caused by abuse (hitting one of the arm control units or barrier arms, vandalism to the keypad or cameras, etc.)

cameras will be reviewed, and you may lose access to your code AND you could be responsible for the actual cost of the repairs.

By initialing below, you acknowledge and agree to the terms in Section 5.

X _____ Initial Here

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RULES, REGS & INFO

6.1 THINGS YOU NEED TO KNOW

Basic rules to live by at The Village Nac:

1. Obey the Civil Law
2. Follow the rules, guidelines and policies outlined in the Resident Handbook
3. Pay rent
4. Be a blessing to your neighbors and participate in the Village community
5. No illegal drugs, and no abusing or sharing of prescription drugs
6. No intoxication and no alcohol consumption outside of your home
7. No violence or verbal abuse to staff or other residents
8. Maintain a reasonable standard of cleanliness
9. No Weapons allowed on the Property

Mail Delivery:

All mail is delivered to a USPS mailbox at 1188 CR 823 Nacogdoches, TX 75964. Mail will be sorted at the administration office for resident pick-up.

Extra Storage / Sheds:

Storage sheds for personal items are not allowed on the property, and personal items cannot be stored under an RV or around the sides of any home. If you have

more personal belongings than can fit into your home, you may rent an off-site storage unit at your own expense.

Video Monitoring:

There is real time video monitoring that is backed up to the cloud for a limited time. Video cameras are located throughout the community. The cameras are not there to find you doing something wrong. They are there for everyone's safety, and if a security issue arises, we will attempt to get video verification. Our goal is to have a safe and unified neighborhood where we watch out for each other.

Trash Disposal:

Inside of the main entrance gate on CR 823, there are large dumpsters available for your household trash. Please ensure that it is closed in a bag so that rodents and animals are not attracted. All household trash needs to be placed **INSIDE** the container, never left outside. There will be scheduled community trash pick-ups for resident trash bags that will be driven to and loaded into the dumpster outside of the gate. You may bring your personal trash to the dumpster at any time if your trash is not picked up at the scheduled time. ****PLEASE KEEP ALL DUMPSTER LIDS CLOSED TO KEEP CRITTERS OUT****

Household trash should never be placed in the trash cans that are placed throughout the property. These round trash cans are meant for small miscellaneous items and should not be filled with household trash from residents.

Panhandling:

As a resident of TVN, you will not be permitted to panhandle within 5 miles of the community. Panhandling anywhere is strongly discouraged.

Guests/Visitors:

TVN residents are welcome to have visitors during daytime or evening hours, but overnight guests and frequent visitors are not permitted without prior staff approval. TVN is not to be used as a daycare, senior care, detox, or homeless shelter for friends or family. See Guest Policy in Resident Handbook

Pest Control:

Periodic pest control is included in your monthly rental rate. You need to have bug spray on hand, but we will assist if there is a major problem that needs to be addressed.

Will the public be on the property on a regular basis?

Yes, part of the subsidizing of rents is our volunteer groups. During any given week there could be many volunteers on the property assisting residents and management with various projects. "Public" activities will be posted so all residents are aware of dates and times.

Quiet time:

Due to closeness of homes all residents will be subject to "quiet time" beginning at 10pm and going to 6am each weekday and 12am – 6am on weekends. During this time you are asked to turn the volume down on TV, radios and chatter. We want everyone to respect the rights of their neighbors to quiet enjoyment of their home.

The Village Nac is a Faith Based Organization. Will I be Required to Participate in Faith-based Activities?

No, we respect your rights to whatever your faith may be. However, there will be Bible studies, book clubs, discussion groups and classes, and we hope you will consider participating, regardless of your faith affiliation. We are all flawed and imperfect, and come from different starting points. Honest discussions about beliefs, doubts, fears, questions, etc. are strongly encouraged as part of the healing process. All are welcome here!

Shuttle Service:

A TVN vehicle will be available periodically to transport residents to town for work, grocery shopping, errands, etc. Trips must be scheduled and are not available on demand. Reimbursement for gas is expected.

Resident Involvement in Village Activities:

TVN expects residents to participate in the Village Nac community in order to prevent isolation. We understand the need for privacy, initial adjustment to a new home, and periodic times needed for solitude, but we strongly encourage participation in community meals, on-site micro-enterprises and optional activities. All residents are expected to attend community informational meetings and to volunteer for a regular community service.

By initialing below, you acknowledge and agree to the terms in Section 6.

X _____ Initial Here

7

Handicapped Accessibility

7.1 EXEMPTIONS

The Village Nac is exempt from Fair Housing Act accessibility requirements due to the fact that we fall under the category of a 501c3 “religious organization”. ADA (Americans with Disabilities Act) and TAS (Texas Accessibility Standards) regulations also allow exemptions for religious organizations and do not require inspections for cosmetic renovations to existing facilities.

7.2 ACCOMODATIONS

Despite the exemptions, TVN is committed to making as many accommodations as are feasibly possible for our handicapped residents, staff, and guests. There are currently ADA / TAS compliant toilet stalls in Community Hall, and ADA / TAS compliant shower stalls located in the restrooms between the Kitchen and Pantry.

7.3 SIDEWALKS

TVN plans to install hard surfaced walks throughout the property over time, as budget allows, but individual buildings are not currently connected. Potential residents are advised that the grounds are uneven and not suitable for wheelchairs at this time.

7.4 ACCEPTANCE OF EXISTING CONDITIONS

By signing this lease, you are agreeing to accept the current property conditions and accessibility deficiencies as they are without expectation of improvement or additional accommodations.

By initialing below, you acknowledge and agree to the terms in Section 7.

X _____ Initial Here

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FEES & FINES

8.1 FEES & FINES

Violations to Rules & Regulations outlined in the Village Nac Handbook could result in fines in an amount deemed appropriate by management for the following offenses:

1. Healthy Living Violation such as clutter/ unhealthy environment either inside or outside. If the issue(s) are not resolved within the time frame given, the fine will double. Failure to comply could result in removal of the clutter/ unhealthy items from the property.
2. Public Urination/Defecation or improper disposal of human waste.
3. Failure to comply with Quiet Hours between 10pm-6am. This includes, but is not limited to, TV and music volume not turned down, talking loud either inside/outside, playing basketball, playing musical instruments, etc.

4. Disturbing the Peace. This includes, but is not limited to, yelling or screaming, harassing others, racial slurs, vulgar language, being naked outside your home, exposing yourself, etc. NOTE: verbal, physical, and/or behavioral threats will be taken seriously and could result in arrest and/or termination of your housing contract.

5. Public Intoxication. This involves being intoxicated outside your home, disturbing the rights and comforts of others while intoxicated, falling down while intoxicated, endangering yourself or others while intoxicated, and/or requiring assistance back to your home due to being intoxicated. NOTE: Repeated events can result in termination of your housing contract.

By initialing below, you acknowledge and agree to the terms in Section 8.

X _____ Initial Here

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Agreement of Terms

9.1 INFRACTION POLICY

If a resident's behavior is seen to be threatening, or in violation of community rules, or to compromise the well-being or safety of the Village Nac community – the behavior or incident will be recorded by a member of the staff and served as a written notice. Written notices may result in a demerit according to The Village Nac Infraction Policy outlined in the Resident Handbook. After three demerits are given, the resident's file will be sent to the board of directors for review and a board vote will determine if the resident's contract shall be terminated. For serious offenses, housing contracts can be terminated before three demerits are accrued.

9.2 NON-PROFIT EXEMPTION FROM LEGAL EVICTION PROCESS

The Village Nac is a 501c3 non-profit organization, and in the event that the staff sees the need to ask a resident to leave the community, The Village Nac is exempt from the requirement of a 30-day waiting period after serving an eviction notice and may require immediate move-out if deemed necessary.

9.3 COMMUNITY LIVING

The Village Nac attempts to provide an environment conducive to hope and healing, where residents agree to participate in community living as much as they are able. Refusal to participate in the Village Nac community may result in a recommendation of a traditional apartment complex with no community living expectations.

By initialing below, you acknowledge and agree to the terms in Section 8.

X _____ Initial Here

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Drug Testing

10.1 DRUG TESTING

The Village Nac reserves the right to administer drug tests without warning. Testing positive for illegal / unprescribed drugs is grounds for termination of the housing contract. If you need help overcoming substance addictions, please notify the TVN staff, and you will be referred to an appropriate program.

X _____ Initial Here

11

Sign and Accept

11.1 ACCEPTANCE OF COVENANT AGREEMENT

This is a legally binding document. By typing your name, you are consenting to use electronic means to (i) sign this contract (ii) accept covenant agreement and addenda. You will receive a printed contract for your records.

X _____

Resident

Date Signed

X _____

Lessor

Date Signed