**The Lord’s Kitchen Management**

**Residential Lease**

This residential lease is made the \_\_\_\_\_\_\_\_, day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_, Between The Lord’s Kitchen Owner/Management Agent (hereinafter referred to as “we” or “us”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as Resident(s) (hereinafter referred to as “you” or “resident”.)

We lease to you the premises located at:

|  |  |  |  |
| --- | --- | --- | --- |
| **Address:**  |  **Louisville** |  **KY** |  **402\_\_\_\_** |

A dwelling unit designated as unit number \_\_\_\_\_\_\_\_\_\_ together with fixtures and accessories. This lease is subject to the following terms and conditions, covenants, and agreements:

**Term:** The lease will be for the term of one year (1) and will begin on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and end on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ or until terminated by either you or us as provided in the lease.

**Rent:** The initial pro-rated rent on the unit for the period covering \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ through \_\_\_\_\_\_\_\_\_\_\_\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** will be in the amount of $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. After the initial period the rent on the unit will be $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ per month to be paid on your behalf or by you to us at the following address.

**The Lord’s Kitchen Management**

**P.O. Box 19229**

**Louisville, KY 40259**

**(No hand to hand payment)**

Rent shall be paid in advance or on or before the first day of each month (**partial rent payments will not be accepted, rent is to be paid in full)** and is late on the second day of the month. If rent is not paid by the fifth (5th) day of the month, on the sixth (6th) day you will be charged a late fee in the amount of forty dollars ($40.00). You will receive a seven (7) day written notice (any time payment is late) from Management to pay rent or vacate the premises.

If after given a (7) day notice and the full rent has not been paid including the late charge and you have not vacated the unit, it will then become necessary to file a Forcible Detainer (eviction with the local court system). You may reinstate your lease if agreeable us for the sum of $200.00.

## Security Deposit:

You will pay The Lord’s Kitchen Management in advance of occupying the unit a security deposit in the amount of $\_\_\_\_\_ plus $50.00 application fee. The security deposit will be placed in our security deposit escrow account and can be refundable if at the end of the lease period that you vacate in good standing and there is not outstanding rent, tenant charges or damages to the unit beyond normal wear and tear. Within fourteen days after you vacate the premises, after the move-out walk through inspection, we will repay the security deposit, less any deductions.

The security deposit will be mailed to the designated forwarding address that you provided to The Lord’s Kitchen less any amounts deducted. We will provide you with an itemized statement describing the reason for and the cost of any deductions from the security deposit.

## Utilities:

The Lord’s Kitchen Management agrees to pay the water and for trash removal as well as LG&E, but The Lords Kitchen Management is committed to energy conservation. Therefore, we will reserve the right to review monthly billing and take any and all action to improve conservation.

## Use:

You shall use the premises only as your primary place of residence. You shall not cause or permit any illegal activity or use of the premises or other uses of the premises by yourself or others. The premises shall be occupied only by the single resident listed below:

**Resident**: \_\_\_\_\_

## Maintenance:

Residents shall keep the premises, fixtures, accessories and appliances in a clean, sanitary and safe condition. If you or your guest cause damage to the premises, you shall be liable for the cost to repair damages. If damage or disrepair is not the responsibility or caused by you or your guest, Management will repair and maintain the premises, fixtures, accessories and appliances in accordance with applicable state and local laws concerning the condition of the premises and common areas. **NOTE: TLK Management recommends contacting a local non-profit “God’s Designs Inc.” for assistance in furnishing apartment unit.**

## Remodeling and Alterations:

Remodeling of the premises is prohibited unless authorized by Management. This includes painting, wallpapering or any alteration to the premises.

## Subleasing:

You shall not sublease or assign any portion of this lease. If Management finds that you have subleased or assigned the unit, the lease is null and void and you will have no right to occupy the premises after any attempted sublease or assignment. Any sublease will subject you to an action for Forcible Detainer.

## Entry and Inspections:

Management may enter and inspect the unit after given reasonable notice two days to:

* Make necessary or agreed upon repairs.
* Inspect for compliance with the terms of this lease**. (inspections performed semi-annually).**
* Perform preventative maintenance such as: contracted pest control, furnace filter changes, etc.

A two-day notice or more shall be considered reasonable notice for the purpose of entry and inspections. In addition, Management may enter the premises without notice in any emergency such as a fire, flooding, etc.

## Rules:

Resident shall comply with the written rules issued in regards to the use of the premises and common areas. Any additional amendments to the lease shall be written and effective **30 days after notice** thereof to you. You shall not cause or permit on the premises or in common areas, excessive noise or any other activities which disturbs the peace and quiet of other Residents or Neighbors. You shall not cause or permit any activity constituting a nuisance on or about the premises or which adversely affects the health or safety of any person, or interferes with the Management of the premises**.**

**RESIDENTS INITIALS: ­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

## Joint Responsibility:

You acknowledge that this lease is between The Lord’s Kitchen Management and all persons (single resident occupancy) who executed the lease. The person that signed the lease shall be responsible for payment of the total rent. **RESIDENTS INITIALS: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Hold Harmless and Waiver:**

You agree to indemnify and hold us harmless and in no way accountable for any liability for personal injury or property damage caused or permitted by you or any other person on the premises with your consent except as may be caused by our negligence.

We do not provide insurance for your personal property. Management suggests that residents **purchase renter’s insurance**. We suggest that you purchase and maintain renter’s insurance through the duration of your lease.

## Possession:

If we are unable to deliver possession of the premises at the time this lease begins, you shall not be liable for rent until possession is delivered. You may terminate this lease by written notice to us if possession is not delivered within three days of the beginning of the term of the lease.

**Guest (Preventive occupants):** Tenant \_\_\_\_\_\_\_\_\_\_ is sole (only) occupant. We reserve the right to deny guest visits for inappropriate acts, behavior, etc. We reserve the right to deny guest/visitor access for non-compliance (see additional house rules; #6-7). Overnight guests are only considered through written request to management at their discretion.

## House Rules:

1. Comply with all obligations imposed upon you by applicable provisions of state and local building codes materially affecting health and safety.
2. Keep the premises and other areas as assigned for your exclusive use in decent, clean sanitary, and safe conditions and the inside of the premises maintained according to acceptable housekeeping standards.
3. Dispose of all garbage, rubbish and other waste from the premises in a safe and sanitary manner in the designated dumpster in the rear of the parking lot.
4. Use all utilities in a reasonable manner designed to conserve water, sewer, gas, and electricity.
5. Promptly notify management of the need for repairs to the premises and unsafe conditions in the common areas and the grounds of the property which could lead to damage or injury.
6. Refrain from, and cause your household guest to refrain from destroying, defacing, or removing any part of the premises or property, which includes, painting, wallpapering, contact paper, decals, etc.
7. You and your guest must conduct yourselves in a manner that will not disturb the neighbor’s peaceful enjoyment of their accommodations and will be conducive to maintaining the property in a decent, safe and sanitary environment.
8. You will be responsible to pay for repairs to the premises, project building, facilities, or commons areas that you or your guest intentionally or negligently causes with the exception of normal wear and tear.
9. Refrain from all illegal or other activities which impair the physical and social environment of the property.
10. Do not park vehicles in common driveways or on the lawns or block parking of Management.

**11.** Pets are not allowed in the unit unless they are certified service animals and approved by Management.

**12**. ENTRANCE**:** When entering The Lord’s Kitchen, residents at 5th Street must enter the front (east) entrance of TLK at all times including all guests. Entering the rear (west) entrance to the building is prohibited by all residents. When entering The Lord’s Kitchen at the Corner of Hope, all residents are to use the main front (south) entrance at 1811 Standard Avenue. To enter the building at 1813 Standard (apartment building) uses the main entrance (north side) at rear of building. Entering the side entrance to either building (TLK and Apartment building) is prohibited by all residents.

**Our Obligation, We agree to:**

1. Comply with the requirements of applicable state, local building and housing codes and regulations materially affecting health and safety.
2. Within reasonable time, make all necessary repairs to the property to keep the property in habitable condition.
3. Keep the project building, facilities, and common areas, not otherwise assigned to you for maintenance and upkeep, in a clean and safe condition.
4. Maintain in good safe working order and condition all electrical, plumbing, sanitary, heating, ventilating, and other facilities and appliances supplied or required to be supplied by us.
5. Management at all times will operate in accordance with the **Federal Fair Housing Laws**, **(The Fair Housing Amendment Act of 1988**). Management shall not discriminate against the residents in the provision of services or any other manner of the basis of race, color, creed, religion, sex, family status, national origin or handicap.

## Termination and Eviction:

You may terminate residency of the property by submitting in writing a 30-day notice to vacate. If you do not give a full 30-day notice to vacate, you shall be liable for rent throughout the end of the lease period or until the unit is rented. You agree to vacate the premises and return all keys to Management and remove all personal property from your assigned unit. The unit should be left clean and in good repair. If not left in clean and good repair other than normal wear and tear your account will be assessed the charges.

## Management may terminate the lease and evict you if:

1. Three or more late rent payments within a twelve-month period.
2. Failure to reimburse Management within 30 days or other reasonable time agreed upon by you and Management for repairs to maintain the premises that were caused by you or guest.
3. A breach resulting in damages to the premises or any other portion of the property that adversely affects the health, safety or peaceful living enjoyment of any resident or visitor of the property.
4. Criminal activity by you or your guest that disturbs the right to peaceful living enjoyment of other residents. (Any criminal activity which includes any and all fire arms, solicitation of illegal goods, drug activity, etc.).
5. Other good cause, if the Owner/Management Agent proposes to terminate this lease agreement at the end of the lease period.

*Owner/Management Agent agrees to give the resident* ***a 14-day*** *written notice of the proposed termination in accordance with state and local laws.*

**6.** Abandonment of the unit. Resident(s) must notify Management in writing, if all occupants (single resident occupancy) of the premises intend to be absent more than **seven (7) consecutive days.** Any rent that is due during resident’s absence must still be paid according to the terms of the lease. If written notice is not given of the intended absence of (**7) consecutive days or more then on the (8th) consecutive day the unit is deemed abandoned if:**

* in the reasonable judgment of Management, it appears the Resident(s) has moved;
* clothing, furniture, and personal property have been removed from the unit;
* no one has been in the unit for **eight (8) consecutive days** or more while rent is due and unpaid.
* mail is sent and returned marked undeliverable due to change in address;
* The head of household dies and no one claims or removes property within 14 days or no one is listed on your **Removal and Authorization Consent Form.**

**7. Includes directives from Addendum pages 9, 10, 11 regarding Hope Housing being a smoke free, crime free, drug free, alcoholic beverage free facility.**

If written notice is given Management of the Resident(s) intended absence from the unit of (7) days or more and the Resident(s) remains absent from the unit without further notice to Management- either written or verbal, then all occupant’s rights and possessions of the unit will be terminated and the unit will be deemed as abandoned, with Management having the right to take the necessary steps available to re-gain possession of the unit. If the unit is deemed abandoned, the Resident(s) rights to possession is terminated and Management has the right to do the following.

* enter the unit to conduct an inspection
* remove remaining clothing, furniture and personal property left in the unit
* change locks, clean the unit, make repairs, and lease the unit to a new Resident

## RESIDENTS INITIALS:

**Any notice of termination or eviction shall contain a statement of the facts constituting the cause for the termination or eviction.**

**Waiver:**

Our failure to insist upon the strict performance of the terms, covenants, agreements and conditions contained herein, or any of them shall not constitute or be construed as a waiver or relinquishment of our right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

## Additional Lease Provisions:

Additional provisions are incorporated and attached to the lease.

## Acknowledgement:

As consideration for your continued fulfillment of the terms and conditions of this lease, we agree that you may during the effective period of the lease have and enjoy the premises occupied.

Under penalties of perjury, I certify that the information provided is true and accurate to the best of my knowledge. I also understand false or omitted information is considered fraud and punishable according to the law and may result in the loss of my housing at this property.

By signing this application, I also grant the owner the right to obtain all information needed to determine my eligibility in accordance with the owner’s Resident Selection Criteria. Resident Selection Criteria may include but is not limited to criminal history checks, credit screening, prior eviction filings, landlord references, ability to pay rent, etc.

I also understand that the information provided is considered confidential and will be used solely for the purpose of determining my eligibility or continued eligibility.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Owner/Management Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident Date



*An Equal Housing Opportunity*

# The Lord’s Kitchen Management

# Security Deposit Agreement

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_ Security Deposit Required: $ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident’s Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Unit #\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Louisville, KY 402\_\_\_\_\_

RELEASE OF SECURITY DEPOSIT IS SUBJECT TO THE FOLLOWING PROVISIONS:

1. Resident has complied with all lease provisions including the term of the lease and ONE MONTH NOTICE was given in writing prior to move-out.
2. No damage to the property beyond normal wear and tear.
3. Entire apartment, including, floors, range, refrigerator, bathroom, and cabinets are clean.
4. No stickers, wallpaper, borders, scratches or holes in the walls. Small holes are acceptable.
5. All plumbing and fixtures in operable condition.
6. There must be no unpaid balance for repair charges or delinquent rent.
7. All debris and trash properly disposed of.
8. If resident resided in the unit for less than two years and the unit was painted at move-in, Resident will be charged to repaint the unit (labor and materials).
9. The cost of labor and material for cleaning beyond normal wear and tear will be deducted from the security deposit.
10. Resident must provide a forwarding address.
11. Security Deposits will be mailed within 14 days after resident vacates the property.
12. The Security Deposit has been deposited in \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Bank in account # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Resident Management

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Date

**The Lord’s Kitchen Management**

## Refund and Removal Authorization Consent Form

I, in the case of death, illness I am due a security deposit refund on the unit in which I resided located at:

|  |  |  |  |
| --- | --- | --- | --- |
| **Address:**  |  **Louisville** |  **KY** |  **402\_\_\_\_** |

Due hereby authorize: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

## Name

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Address**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_**

 **City State Zip Code**

 **\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **Telephone Number**

To receive any refund monies due me and authorize the above named person to remove all of my belongings from the unit.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Resident Management**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Date Date**

# The Lord’s Kitchen Management

# Smoke-Free Addendum to Lease

## Smoke-Free Policy:

Due to the increased risk of fire, and the known health effects of secondhand tobacco smoke, in conjunction with Louisville Metro Government “No Smoking” policy, smoking is prohibited in any area of the property, both private and common areas, including hallways, stairways and the landing. This policy applies to the owners, tenants, guests and service persons.

***Smoking:*** The term “Smoking” means inhaling, exhaling, burning, or carrying any lighted cigar, cigarette or other tobacco product in any manner or any form, including E-cigarettes.

## Tenant Acknowledgement:

I hereby acknowledge the above smoking policy as part of the lease agreement. I agree that I will not smoke in the areas of the property listed on this addendum. In addition, I will be responsible for enforcing this policy with all of my visitors, guests and relatives who visit the premises. If I fail to abide by this policy, I understand that Management may terminate my lease.

**NOTE:** Housing site is a ***crime free, drug free, alcohol beverage free site*** in addition to a smoke free site.

Resident’s Signature: Date:

Resident’s Signature: Date:

**The Lord’s Kitchen Management**

**Lease Addendum for Crime-Free/Drug Free/Alcoholic Beverage Free/Smoke Free Housing**

## In consideration of the execution or renewal of a lease of the dwelling unit identified in the lease Owner/Resident agree as follows:

1. Resident, any members of the resident’s household or guest or other person under the residents control shall not engage in illegal activity, including drug-related illegal activity (including the abuse or sale of prescription drugs) on or near the premises. “Drug-related illegal activity “means the illegal manufacture, sale, distribution, purchase, use or possession with intent to manufacture, sell distribute, or use of a controlled substance (as defined in the Controlled Substance Act 21, U.S.C. 802) or possession of drug paraphernalia.
2. Resident, any member of the resident’s household or guest or other person under the resident’s control shall not engage in any act intended to facilitate illegal activity, including drug related activity, on or near the premises.
3. Resident or members of the household will not permit the dwelling to be used for, or to facilitate illegal activity, including drug-related activity, regardless of whether the individual engaging in such activity is a member of the household.
4. Resident, any member of the resident’s household, or a guest or other person under the resident’s control shall not engage in acts of violence or threats of violence, including but not limited to the unlawful discharge of firearms, prostitution, criminal street gang activity, theft, intimidation, or any other breach of the rental agreement that otherwise jeopardizes the health, safety or welfare of the landlord, his agents or tenants.
5. **HOUSING SITES ARE A ”Crime-Free-Drug-Free-Alcohol Beverage Free FACILITY”, AND HANDLING OR BRINGING OF ANY SUCH RELATED ITEMSAND MATERIALS ARE PROHIBITIED IN ADDITION TO CRIMINAL ACTIONS.**
6. **VIOLATION OF THE ABOVE PROVISIONS SHALL BE A MATERIAL NON- COMPLIANCE VIOLATION OF THE LEASE AND GOOD CAUSE FOR TERMINATION OF TENANT: *A single violation of any of the provisions of this added Addendum shall be deemed a serious violation and material non-compliance of the lease.***

**It is understood and agreed that a single violation shall be good cause for termination of the Lease unless otherwise provided by law, proof of violation shall not require criminal conviction, but shall be by the preponderance of the evidence.**

1. In case of conflict between the provision of this addendum and any other provisions of the Lease, the provisions of the addendum shall govern.
2. This LEASE ADDENDUM is incorporated into the lease executed or renewed on this day between OWNER/MANAGEMENT AGENT AND RESIDENT.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Owner/Management Agent Resident**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Date Date**

**The Lord’s Kitchen Management**

**Resident Selection Criteria**

1. Must be a citizen of the United States.
2. Applicant must **have income of at least 2 X’s the amount of the rental unit or must receive a housing subsidy to qualify.**
3. **Must not** have had an eviction within the last two years. Proven record of meeting financial obligations, especially rent within the last two years.
4. **Must not** have had a record of destruction of property, disturbance of neighbors, unacceptable housekeeping habits at prior residence which adversely affected the health, safety and welfare of the other residents or neighborhood.
5. **Felony convictions within the last two years are prohibited.**
6. Drug related, gang related, prostitution, or the use of firearms or a conviction in the previous 5 years is prohibited.
7. Convicted Sex Offenders are prohibited, and require to be registered in the Lifetime sex offender program.
8. Bankruptcies less than seven years will be reviewed at the discretion of The Lords Kitchen Management.
9. Tenant is in full agreement to adhere/comply/responsibly to all written policy and rules, as well as tenant will cooperate accordingly with all such directives including anyone the tenant may associate with ***“as to living a crime-free-drug-free-alcohol beverage free life”*** at Housing facility.

INITIALS: \_\_\_\_\_\_