

# Willamette Living Group – Housemate Agreement (v1.0)

This Agreement (“Agreement”) is made between Willamette Living Group, LLC (WLG) and the undersigned individual (“Housemate”) for shared residency within a WLG property (“the Home”).

By signing this Agreement, the Housemate confirms that they have received, read, and understood the WLG House Manual, and agree to abide by all WLG policies, procedures, and expectations.

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Willamette Living Group LLC  
Housemate Agreement (v1.0)  
Issued October 2025 | Owner: Willamette Living Group LLC  
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# 1. Agreement Summary & Purpose

Willamette Living Group (WLG) provides structured shared housing that fosters accountability, community, and personal growth. This Agreement defines the rights and responsibilities of both the Housemate and WLG to maintain a safe, respectful, and recovery-oriented living environment.

By signing, the Housemate confirms they have received and reviewed the WLG House Manual and agree to follow all policies and expectations contained therein.

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## 2. Term of Stay

- Residency is **month-to-month**, contingent upon compliance with all WLG policies.
  - **This Agreement does not grant exclusive possession or any property interest** in the home.
  - Either party may terminate this Agreement with **14 days' written notice**, unless immediate removal is warranted under Red-Line Violations.
  - Occupancy is conditional upon adherence to WLG rules, full payment of program fees, and participation in community responsibilities.
  - WLG reserves the right to relocate, reassign, or revoke occupancy at its discretion to maintain safety or operational needs.
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### 3. Financial Terms & Payments

- **Monthly Program Fee:** \$\_\_\_\_\_ per month, due on the \_\_\_\_ day of each month.
- **Security Deposit:** \$\_\_\_\_\_ (refundable upon successful inspection).
- **Payment Method:** Electronic or direct deposit to WLG's designated account.
- **Late Payment:** A fee of \$\_\_\_\_\_ may apply after \_\_\_\_ days past due.
- **Non-Payment:** May result in written notice and immediate termination of occupancy.

Program fees cover property maintenance, utilities, furnishings, and program administration.

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### 4. Housemate Conduct & Responsibilities

The Housemate agrees to:

- Maintain a **drug- and alcohol-free** lifestyle while residing in the home.
  - Treat all housemates, staff, and guests with respect.
  - Complete assigned chores and participate in weekly meetings.
  - Report maintenance or safety issues promptly.
  - Follow all rules and expectations in the WLG House Manual.
  - Avoid behavior that endangers others or disrupts community harmony.
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### 5. House Captain & Management Authority

- The House Captain, appointed by WLG, ensures day-to-day compliance and leadership.
  - The Captain may issue verbal or written notices for policy violations.
  - WLG Management retains final authority on all administrative and disciplinary decisions.
  - WLG staff may access rooms and common areas at reasonable times for safety, inspection, or maintenance.
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## 6. Curfew, Visitors, and House Rules

- **Curfew:** 10 p.m. Sunday–Thursday; 11 p.m. Friday–Saturday.
  - **Quiet Hours:** 10 p.m.–7 a.m. daily.
  - **Visitors:** Allowed only with prior approval from the House Captain; no overnight guests.
  - **Smoking/Vaping:** Permitted only in designated outdoor areas.
  - **Weapons, Candles, or Open Flames:** Strictly prohibited.
  - **Unauthorized Pets or Guests:** Subject to corrective action or immediate removal.
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## 7. Maintenance & Property Care

- Keep personal and shared spaces clean.
  - Submit maintenance issues using the WLG Maintenance Form.
  - Do not modify or install fixtures without written approval.
  - Housemates are financially responsible for damage beyond normal wear.
  - WLG may enter any area for inspection or repair when necessary.
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## 8. Safety & Security Acknowledgment

Housemates agree to:

- Keep all doors locked and exits clear.
  - Follow all fire and evacuation procedures.
  - Never disable smoke detectors or tamper with security devices.
  - Report hazards, emergencies, or injuries immediately.
  - Maintain current emergency contact information with WLG.
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## 9. Corrective Action & Termination Policy

WLG uses a fair, flexible corrective process:

1. **Verbal Conversation** – Informal discussion with the House Captain.
2. **Written Notice** – Outlines expected changes and timeframe.
3. **Management Review** – WLG determines further action or removal.

### Red-Line Violations (Immediate Removal)

- Possession or use of drugs/alcohol on premises
- Violence, threats, or harassment
- Theft or property destruction
- Tampering with safety/security systems
- Unauthorized overnight guests or subletting
- Discrimination, bullying, or hate speech
- Refusal to follow evacuation or safety rules

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## 10. Confidentiality & Privacy

- WLG protects all resident information.
- Housemates shall not share another resident's personal details, images, or conversations without consent.
- WLG may disclose information only as required by law or to ensure safety.

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## 11. Nature of Occupancy – License, Not Tenancy

The Housemate acknowledges and agrees that this Agreement **does not create a landlord-tenant relationship** under Oregon law.

Occupancy under this Agreement is granted as a **revocable license** allowing the Housemate to reside in a WLG-managed home as part of the Willamette Living Group (WLG) program.

This license is **conditional, non-transferable, and revocable at any time** for non-compliance or safety reasons.

The Housemate understands and agrees that:

- WLG retains **full management control** of all rooms, common areas, and property operations.
- WLG may reassign rooms, modify occupancy, or revoke this license at its sole discretion.
- The Housemate **may not assign, sublet, or claim exclusive possession** of any portion of the home.
- Upon termination of this license, the Housemate **must vacate the property immediately** when directed by WLG Management or its authorized representative.
- This Agreement and all related rights are **not governed by ORS Chapter 90 (Residential Landlord and Tenant Act)**.
- WLG staff or authorized representatives may enter any room or area of the property at reasonable times for safety, inspection, or maintenance.

### **Law Enforcement and Trespass Notice:**

If a Housemate's license to occupy is revoked and they fail or refuse to vacate the premises when directed by WLG Management, WLG may request law enforcement assistance for removal.

Any continued or unauthorized presence in the Home after termination of this Agreement shall be deemed **criminal trespass** under **Oregon Revised Statutes (ORS 164.245 or ORS 164.255)** and may be referred to law enforcement for appropriate action.

This provision supersedes any conflicting statements elsewhere in this Agreement and represents the full understanding of the parties regarding the nature of occupancy.

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## **12. Legal Disclaimer**

This Agreement establishes a **license to occupy** within a structured housing program operated by **Willamette Living Group, LLC (WLG)**.

It is **not a rental agreement, lease, or tenancy**, and is **not governed by the Oregon Residential Landlord and Tenant Act (ORS Chapter 90)**.

The Housemate acknowledges and agrees that:

- Occupancy depends on compliance with WLG policies and maintaining a safe community.
- The Housemate has **no possessory or tenancy rights**; WLG retains **full management control** of all rooms and property operations.
- Upon termination, the Housemate will vacate immediately when directed.
- All disputes or claims shall be resolved under **contract law**, in the courts of the **State of Oregon** in the county where the property is located.
- WLG may modify program policies to ensure legal compliance and resident safety.

This clause supersedes any prior statements and represents the complete understanding of occupancy rights between WLG and the Housemate.

## **13. Acknowledgment & Signatures**

By signing below, both parties agree that this Agreement is a **license to occupy**, not a lease or tenancy, and that all terms have been explained and understood.

**Housemate Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

**House Captain Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

**WLG Management Representative:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
**Signature:** \_\_\_\_\_

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# Addenda

## Addendum A – Payment Plan Agreement

- Total Monthly Fee: \$\_\_\_\_\_
- Deposit Amount: \$\_\_\_\_\_
- Due Date/Schedule: \_\_\_\_\_
- Payment Method: Cash / Check / Bank Transfer / Electronic
- Special Conditions: \_\_\_\_\_

Housemate Signature: \_\_\_\_\_ Date: \_\_\_\_\_

WLG Representative: \_\_\_\_\_ Date: \_\_\_\_\_

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## Addendum B – Behavioral Contract

- Issue Identified: \_\_\_\_\_
- Plan of Action: \_\_\_\_\_
- Review Date: \_\_\_\_\_
- Notes: \_\_\_\_\_

Non-compliance may result in termination.

**Housemate Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**House Captain Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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## Addendum C – Medical Disclosure Form

(Voluntary for safety purposes)

- Allergies/Conditions: \_\_\_\_\_
- Medications: \_\_\_\_\_
- Physician: \_\_\_\_\_
- Primary Contact: \_\_\_\_\_
- Secondary Contact: \_\_\_\_\_

**Housemate Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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## Addendum D – Emergency Contact Form

- Primary Contact Name: \_\_\_\_\_
- Relationship: \_\_\_\_\_
- Phone: \_\_\_\_\_
- Email: \_\_\_\_\_
- Alternate Contact: \_\_\_\_\_

Housemate Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed by House Captain: \_\_\_\_\_ Date: \_\_\_\_\_

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