



## Samuel Lee LLC – Commercial Boarding House

*This Resident Agreement ("Agreement") is entered into between Samuel Lee LLC ("Operator") and the undersigned individual ("Resident").*

### 1. Parties and Property Identification

This Resident License Agreement ("Agreement") is entered into between **Samuel Lee LLC** ("Operator") and the undersigned individual ("Resident").

**Property Address (the "Premises"):** \_\_\_\_\_

**Boarding House License Number (if issued):** \_\_\_\_\_

### 2. Nature of the Agreement (Important – Please Read)

This Agreement grants the Resident a **revocable, non-exclusive license** to occupy a designated sleeping room within a shared **commercial boarding house** operated by Samuel Lee LLC (the "Premises").

This Agreement **does NOT**:

- Create a landlord–tenant relationship
- Create a lease or tenancy
- Grant any right to permanent residence
- Require formal eviction proceedings to terminate occupancy

Occupancy is **conditional**, temporary, and dependent on continued compliance with this Agreement, the Rules of Conduct, and applicable law.

### 3. Term of Residency

Residency begins on \_\_\_\_\_ ("Start Date") and continues on a **month-to-month basis** unless terminated earlier in accordance with this Agreement.

Either party may terminate this Agreement as outlined in Section 11.

### 4. Fees and Payment

- **Monthly Residency Fee:** \$ \_\_\_\_\_
- **Due Date:** \_\_\_\_\_ of each month



- **Payment Method:** Electronic payment only (as designated by Operator)

Fees are **non-refundable once paid**, except as required by law. Failure to pay on time constitutes a **material breach** of this Agreement.

## 5. What's Included

The residency fee includes:

- A furnished sleeping room
- Access to shared common areas
- Utilities (water, electric, gas)
- Internet/Wi-Fi

**No medical, counseling, case management, or supportive services are provided.**

## 6. Rules of Conduct

The Rules of Conduct are attached to and incorporated into this Agreement. Compliance is mandatory.

Violations may result in corrective action, up to and including immediate termination of residency.

## 7. Resident Responsibilities

The Resident agrees to:

- Follow all Rules of Conduct
- Maintain cleanliness of personal and shared spaces
- Respect other residents, neighbors, and property
- Dispose of trash properly
- Report maintenance or safety concerns promptly
- Comply with all applicable laws

## 8. Condition of Premises

The Resident acknowledges that the room, furnishings, and common areas are provided in clean and good condition.

The Resident shall not:

- Damage, alter, or remove furnishings



- Paint, install fixtures, or make modifications without written consent

The Resident may be held financially responsible for damage beyond normal wear and tear.

## **9. No Assignment or Guests**

The Resident may not assign this Agreement, sublet the room, or allow others to occupy the Premises without prior written approval.

## **10. Inspections and Access**

Operator and authorized officials may enter common areas at any time and may enter the Resident's room with reasonable notice for:

- Maintenance
- Safety
- Licensing or regulatory inspections

## **11. Termination of Residency**

### **By Operator:**

The Operator may terminate this Agreement with written notice for:

- Nonpayment of fees
- Violation of Rules of Conduct
- Safety concerns
- Illegal activity
- Failure to comply with this Agreement

Immediate termination may occur for serious violations involving safety or illegal conduct.

### **By Resident:**

The Resident may terminate this Agreement with at least **30 days' written notice**.

## **12. Move-Out Obligations**

Upon termination, the Resident must:

- Vacate by the termination date
- Remove all personal belongings
- Return all provided property in good condition

Failure to vacate may result in removal in accordance with applicable law.



### 13. Non-Discrimination

Samuel Lee LLC provides housing services without discrimination in accordance with federal, state, and local law.

### 14. Limitation of Liability

Operator is not responsible for loss or damage to personal property. Residents are encouraged to obtain renter's insurance.

### 15. Governing Law

This Agreement is governed by the laws of the Commonwealth of Kentucky and applicable Louisville Metro ordinances.

### 16. Entire Agreement

This Agreement, together with the Rules of Conduct, constitutes the entire agreement between the parties.

### Signatures

**RESIDENT**

Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**OPERATOR:**

Samuel Lee LLC

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

### Rules of Conduct – Resident Acknowledgment

I acknowledge that I have received, read, and understand the **Rules of Conduct** for the commercial boarding house operated by **Samuel Lee LLC** at the Premises listed in my Resident License Agreement.

I understand that compliance with the Rules of Conduct is **mandatory**, that the Rules are incorporated into my Resident License Agreement, and that violations may result in corrective action up to and including **termination of residency**.

Resident Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_