

AfterHouse Recovery

Rental Agreement

Blank draft agreement | Agreement / move-in date: July 25, 2026

DRAFT: This document must be reviewed for Iowa compliance by a qualified Iowa landlord-tenant professional before signing.

Parties, Premises, and Completion Fields

Landlord	Shawn Jarrett		
Property address	1131 23rd St, Des Moines, IA 50311		
Agreement / move-in date	July 25, 2026		
Renter legal name			Room / bed
Lease term		Rent due date	
Payment method			

Confirmed Financial Terms

Monthly rent	\$550
Security deposit	\$300
Utilities	Included

AfterHouse Sober-Living Rules

These rules support a safe, respectful recovery home and apply to every resident.

- **10 p.m. curfew.** All residents must be home by 10 p.m. every night. Exceptions require prior approval from the house manager, not a same-night request.
- **11 p.m. quiet hours.** Common areas go quiet at 11 p.m. No loud music, television at high volume, or disruptive conversations. Quiet hours continue through 7 a.m.
- **Zero tolerance for alcohol, drugs, and paraphernalia.** Alcohol, drugs, controlled substances, and drug paraphernalia are prohibited on the premises, including rooms, common areas, vehicles, and anywhere on the property. Drug use, possession of drugs or controlled substances, and fighting are serious rule violations.
- **Random and scheduled drug testing.** Residents must comply promptly when asked to participate. Refusal is treated the same as a positive result.
- **Three recovery meetings per week.** Residents attend at least three recovery meetings each week, such as AA, NA, SMART Recovery, Celebrate Recovery, or other evidence-based peer support, and maintain a meeting log.
- **Sunday house meetings.** The weekly house meeting is held every Sunday evening. Attendance is expected unless there is a prior-approved work or medical conflict.

- **Weekly house-manager check-in.** Each resident has a weekly one-on-one check-in with the house manager to review goals, progress, and concerns.
- **Chores and common-area standards.** Chores rotate weekly. Residents complete assigned areas, clean the kitchen after every use, do dishes within an hour, and treat shared spaces respectfully.
- **Guest limits.** Guests are allowed in common areas until 8 p.m. There are no overnight guests. Guests must be introduced to and approved by the house manager before the visit, and the resident is responsible for the guest.
- **Personal-space standards.** Residents keep rooms clean and livable. Periodic room inspections may occur. Hoarding, unsanitary conditions, or contraband in a room are grounds for corrective action.

Progressive Accountability Through Removal

Rule violations are addressed through a progressive model intended to give residents an opportunity to course-correct while protecting the recovery community.

- **1. Conversation.** A first occurrence is discussed privately with the house manager, documented, and paired with an action plan.
- **2. Written corrective action plan.** A second or more serious occurrence may result in a written plan with specific expectations and a review window.
- **3. Probationary period.** Ongoing non-compliance or pattern violations may result in increased check-ins, a possible curfew adjustment, and enhanced monitoring.
- **4. Removal.** Drug use, possession of drugs or controlled substances, fighting, a positive drug test as a second offense, violent or threatening behavior, and conduct that directly endangers other residents may trigger immediate removal or termination action, subject to applicable Iowa law and review by a qualified Iowa landlord-tenant professional.

Signatures

Review this draft for Iowa compliance before signing. The signature lines below are intentionally left available for completion.

Landlord: Shawn Jarrett

Date

Renter:

Date

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