



RESIDENTIAL LICENSE & OCCUPANCY AGREEMENT

THIS IS NOT A RESIDENTIAL LEASE.
NO TENANCY IS CREATED.
NOT SUBJECT TO TEXAS PROPERTY CODE CHAPTER 92.
REVOCABLE RESIDENTIAL LICENSE ONLY.

This Residential License & Occupancy Agreement (“**Agreement**”) is entered into between **Aspire Property Management Group (“Aspire”)** and the undersigned individual (“**Resident**”).

Occupancy is granted at **11503 Star View Trail, Austin, Texas 78750 (“Premises”)**.

This Agreement sets forth the terms under which the Resident may occupy the Premises as part of a structured, supervised residential environment. This Agreement does **not** create a landlord-tenant relationship.

SECTION 1. DEFINED TERMS

For purposes of this Agreement, the following terms apply:

- **Agreement** means this Residential License & Occupancy Agreement.
- **Aspire** means Aspire Property Management Group.
- **Resident** means the individual signing this Agreement.
- **Premises** means the Aspire-assigned residence or room.
- **Dues** means the monthly occupancy fees owed by the Resident.
- **Guarantor** means the individual guaranteeing the Resident’s financial obligations.

SECTION 2. NATURE OF AGREEMENT

2.1 Residential License Only

This Agreement creates a revocable residential license, not a lease or tenancy.

2.2 No Landlord-Tenant Relationship

Nothing herein creates a landlord-tenant relationship. Texas Property Code Chapter 92 does not apply.

2.3 Revocable Privilege

Occupancy is a conditional privilege that may be revoked as provided in this Agreement.

Initials: Property manager _____

Occupant _____

Guarantor _____

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2.4 Structured Living Environment

The Resident acknowledges that the Premises operate as a structured, supervised residential setting designed to support stability and accountability.

SECTION 3. PURPOSE OF OCCUPANCY

3.1 Supportive Residential Setting

Occupancy is granted to provide stable, approved housing while the Resident reintegrates into the community.

3.2 Compliance Requirement

Occupancy is conditioned on compliance with this Agreement, incorporated addenda, and applicable parole/probation supervision requirements.

3.3 Communication With Supervision

Aspire may communicate with parole, probation, courts, or case managers regarding compliance or safety concerns as reasonably necessary.

SECTION 4. TERM OF OCCUPANCY

4.1 Initial Term

The initial term of this Agreement is twelve (12) months.

4.2 Automatic Month-to-Month Renewal

Following the initial term, this Agreement automatically renews on a month-to-month basis unless terminated in accordance with this Agreement.

4.3 Monthly Due Date

The Resident's move-in date establishes the permanent monthly due date for all Dues.

4.4 No Early Termination by Resident

The Resident may not terminate this Agreement prior to completion of the initial twelve-month term.

SECTION 5. DUES AND PAYMENTS

5.1 Monthly Dues

The Resident agrees to pay **\$2,000 per month** in Dues. (\$850 bed, \$1150 coaching and support, all inclusive)

5.2 Automatic Payments Required

All payments must be made through Aspire's designated online payment system using automatic recurring payments.

5.3 First and Last Month Due Before Move-In

First and last month's Dues are required prior to move-in.

Initials: Property manager _____

Occupant _____

Guarantor _____

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5.4 Late Fees

A late fee of \$25 applies to any payment processed after the due date.

5.5 No Refunds

All payments are nonrefundable unless the resident does not move in.

SECTION 6. GUARANTOR REQUIREMENT

6.1 Guarantor Required Unless Approved Self-Payer

A Guarantor is required unless Aspire approves the Resident as a self-payer based on documented income.

6.2 Guarantor Liability

The Guarantor is jointly and severally liable for all financial obligations under this Agreement pursuant to the Guaranty.

SECTION 7. ACCESS AND INSPECTIONS

7.1 Right of Entry

Aspire may enter the Premises for safety, maintenance, inspections, or compliance purposes as reasonably necessary.

7.2 Inspections

Routine inspections may occur to ensure cleanliness, safety, and rule compliance.

SECTION 8. TERMINATION OF OCCUPANCY

8.1 No Early Termination by Resident

The Resident may not terminate this Agreement prior to completion of the initial twelve-month term. Voluntary departure constitutes a default.

8.2 Termination by Aspire

Aspire may terminate this Agreement for nonpayment, rule violations, failure to comply with supervision requirements, or conduct that disrupts the safety or operation of the home.

8.3 Vacating Upon Termination

Upon termination, the Resident must vacate the premises promptly and in accordance with staff instructions.

8.4 Forfeiture of Last Month's Dues

If occupancy ends for any reason, the last month's Dues are forfeited and nonrefundable.

8.5 No Proration

Dues are not prorated for partial months.

SECTION 9. PROPERTY CARE AND CLEANLINESS

Initials: Property manager _____

Occupant _____

Guarantor _____

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9.1 Resident Responsibility

The Resident must maintain assigned living areas in a clean and orderly condition.

9.2 Damages

The Resident is responsible for damages beyond normal wear and tear.

SECTION 10. INSURANCE

10.1 Renter's Insurance Required

The Resident must maintain active renter's insurance for the duration of occupancy.

10.2 Proof of Coverage

Proof of coverage must be provided upon request.

SECTION 11. INCORPORATED ADDENDA

The following are incorporated by reference and are enforceable parts of this Agreement:

- **House Rules Addendum**
- **Guaranty of Residential Occupancy Obligations**

SECTION 12. GOVERNING LAW AND VENUE

This Agreement is governed by the laws of the State of Texas. Venue lies exclusively in Travis County, Texas.

SECTION 13. ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties. No verbal statements modify this Agreement. Amendments must be in writing and signed by Aspire.

Initials: Property manager _____

Occupant _____

Guarantor _____

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SIGNATURES AND ACKNOWLEDGMENT

Resident

I acknowledge that I have read and understand this Agreement and agree to comply with its terms.

Resident Signature

Date

Resident Printed Name

Aspire Property Management Group

Authorized Representative Signature

Date

Authorized Representative Printed Name

For Internal Use Only

All Signatures Completed Date: _____

Payment Received Date: _____

Move-in Date _____

HOUSE RULES ADDENDUM

(Initial each rule)

1. ____ Maintain a clean and orderly personal living space; keep personal items in your room.
2. ____ Follow all parole or probation conditions at all times.
3. ____ No drugs, alcohol, or intoxicating substances, including medical marijuana; submit to tests on request. Refusal or relapse may lead to removal.
4. ____ Disclose all medications to staff for approval. No benzodiazepines, narcotics, doctor shopping, or sharing prescriptions.
5. ____ No pornography or sexually explicit material.
6. ____ Attend mandatory Sunday evening house meetings.
7. ____ Complete assigned chores and shared responsibilities; staff will assign weekly chores.
8. ____ Register all electronic devices and use only approved internet methods.
9. ____ Treat roommates, staff, and neighbors with respect; protect property, privacy, and personal space.
10. ____ No borrowing or lending money; no romantic, sexual, or business relationships among residents.
11. ____ Guests require prior staff approval, must stay in common areas, and no overnight guests. No one under 18 allowed on premises.
12. ____ Smoking or vaping only in designated areas.
13. ____ Observe quiet hours 10:30 PM – 7:00 AM.
14. ____ Follow all safety and emergency procedures; communicate concerns to staff promptly.
15. ____ Report suspected drug/alcohol use, inappropriate activity, or rule violations by other residents.

Rules may change; updates announced at weekly house meetings.

Acknowledgment: I have received, read, and understood these rules. Violations may result in expulsion.

Resident Signature

Date

Resident Printed Name

Initials: Property manager _____

Occupant _____

Guarantor _____

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GUARANTY OF RESIDENTIAL OCCUPANCY OBLIGATIONS

This Guaranty is incorporated into the **Residential License & Occupancy Agreement** between **Aspire Property Management Group** (“Aspire”) and the **Resident**.

Resident: _____

Guarantor: _____

Premises: 11503 Star View Tr, Austin, Tx 78750

The Guarantor unconditionally guarantees full payment and performance of all Resident obligations under the Agreement, including Dues, fees, damages, forfeitures, and enforcement costs.

This Guaranty is joint and several, continuing through the initial twelve-month term and any renewal until all obligations are satisfied.

This Guaranty is governed by Texas law with venue in Travis County.

Guarantor

Guarantor Signature

Date

Guarantor Printed Name

Phone Number

Email Address

Resident

Resident Signature

Date

Resident Printed Name

Aspire Property Management Group

Authorized Representative Signature

Date

Authorized Representative Printed Name

Initials: Property manager _____

Occupant _____

Guarantor _____

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