

HAVEN GUEST ROOM LICENSE APPLICATION

NOTE ">" indicates that there are blanks to be completed.

> This **Room License Agreement** ("Agreement") is made and entered into by **Broadview Inc.** ("Broadview") and _____ ("Guest")

A. Broadview operates a Christian Science care facility located at 4570 Griffin Avenue in Los Angeles, California ("the Facility") that provides a spiritual retreat, and learning center for Christian Scientists as well as various levels of care and support for individuals who rely on Christian Science nursing care for healing; and

B. Guest is a Christian Scientist who wishes to reside temporarily at the Facility but requires no care at all, or limited personal care, and no Christian Science nursing care.

C. This agreement does not establish residence, nor is Broadview a permanent home for Guest.

D. Guest Information

Full Name: _____

Address: _____

Phone: _____ Email: _____

Anticipated Arrival Date: _____ Anticipated Departure Date: _____

The parties therefore agree as follows:

1. Premises

Broadview licenses Guest to occupy a private room at the Facility ("the Room"), and to provide such Support Services as Guest may request from time to time, in accordance with the terms and conditions in this Agreement. Guest may take possession of the Room immediately after this Agreement takes effect.

2. Rent

Guest agrees to pay \$_____ per month in rent in advance for a Haven private room ("Rent"), payable in advance on the 1st day of each calendar month during the Term.

Guest shall pay the first months' rent in full on the date the Term commences and if that does not fall on the first calendar day of the month, the rent for the second calendar month of the Term shall be prorated with Guest paying 1/30th of the rent for each day remaining in the second (pro-rated) month. Thereafter, Guest shall pay the full monthly rent on the first day of each calendar month. <xx>

Rent may be paid in cash or by money order, cashier’s check, ACH transfer, or credit card.

If for any reason Guest fails to make any Rent payment in full and on time, Broadview may assess a late charge, in addition to rent, of \$25 per day for the first such failure to pay and \$35 per day for any subsequent failure to pay. The parties agree this is a reasonable estimate of the cost to Broadview resulting from the failure to pay.

3. Security Deposit

Upon the effective date of this Agreement, Guest shall pay Broadview a security deposit of \$_____ which shall be held by Broadview (“the Security Deposit”) during the Term.

Broadview may use all or any part of the security deposit as reasonably necessary to (A) cure non-payment of Rent (including any late charges), (B) repair damage to the Room other than ordinary wear and tear caused by the Guest or any guest of Guest, (C) clean the Room, or (D) replace any personal property of Broadview. The Security Deposit may not be used by Guest in lieu of payment of the last month’s rent.

Within 21 days after Guest has vacated the Room and returned all keys and access codes, Broadview shall (A) furnish Guest with an itemized statement indicating the amount of the Security Deposit as required by applicable law, and (B) refund any remaining portion of the Security Deposit to Guest, as required by applicable law.

4. References

Guest shall complete with a credit application with automatic withdrawal or credit charges, provide two character witnesses, and provide the name of a Christian Science practitioner. All individuals will be contacted.

Character witness name	Phone Number	eMail Address
Date Contacted	By	Notes
Character witness name	Phone Number	eMail Address
Date contacted	By	Notes

Christian Science Practitioner Name	Phone Number	eMail Address
Date contacted	By	Notes

A background check will be conducted on the guest.

5. Support Services

Payment of the Rent covers only Guest's possession of the Room, utilities, monthly housekeeping, basic supervision, and social and recreational activities as customarily provided by Broadview. The Rent does not cover any other support services Broadview may offer, including but not limited to Christian Science Nursing Care, Christian Science Care, Outpatient Care, or Temporary Care as customarily provided by Broadview.

However, Guest may request the following additional Support Services for which Guest shall pay the following amounts:

(A) Meals: \$10.00 for breakfast, \$15.00 for lunch, and \$10.00 for dinner, \$30 per day, \$750 per month to purchase all

(B) Christian Science Care (which consists of lighter care or assistance for those who need help with personal care, bathing, commoding, light meal modifications, mobility or gentle reminders about daily activities (but only if qualified staff are available at the time as determined by Broadview in its sole discretion): \$32.50 per half hour.

If at any time additional care becomes necessary, we warmly invite the Guest to apply for admission to our Christian Science nursing floor, where loving support and comfort are always the priority. While admission cannot be guaranteed, every effort will be made to consider the Guest's needs with compassion and understanding.

Payment for any additional Support Services requested by Guest shall be made monthly in arrears with the payment of Rent on the 1st day of each month. Broadview shall provide Guest with a monthly written statement of all Support Services provided and the additional amount due from Guest.

These rates are subject to change with 30-days written notice.

6. Guest's Responsibilities

In addition to their obligations under this Agreement, Guest shall also (A) comply at all times with all rules of conduct and other policies that Broadview may issue from time to time in its sole discretion, (B) maintain Guest's personal hygiene and cleanliness of the Room, (C) notify Broadview immediately of any damage to the Room, (D) refrain from activities that create a hazard for Broadview staff, disturb the peace, or impair the enjoyment of the property by other guests and (E) notify Broadview of any changes in Guest's health that may impact his ability to reside at the Facility.

At Broadview, meals and activities unfold in warm, sunlit spaces where community gathers and hearts are uplifted. Guests are lovingly encouraged to step beyond the quiet of their rooms and join the shared rhythm of daily life—through meaningful activities or nourishing meals in the dining room, where fellowship and joy naturally blossom. While private rooms provide a peaceful place for rest, choosing to remain apart on a regular basis can lead to isolation and may limit our ability to support guests fully, both practically and spiritually. Being present in community helps ensure each guest receives the progressive care, connection, and uplift that Broadview is here to offer. Not regularly participating may be a cause of concern, and whether Broadview's Haven is the best fit for you.

7. Alternative Housing

Guest represents to Broadview that if this Agreement is terminated or if for any reason Guest is no longer able or allowed to reside at the Facility, Guest has alternative housing immediately available at the following location:

Name of owner	Address	Phone
Date Contacted	By	Notes

[Insert name, address, and contact data for provider of alternative housing]. This arrangement shall be verified by Broadview.

This provision must be maintained during Guest's time onsite and Guest shall notify Broadview immediately in the event of any change in the Guest's alternative housing.

8. Use of The Room

Guest shall use the Room only as Guest's personal home away from home and for no other purpose. Guest shall not allow any other person to reside in the Room without written permission.

9. Maintenance

Guest shall always keep the Room clean, and free from any condition that could impair the habitability of the Room, create a hazard for staff, or interfere with the enjoyment of the Facility by other residents. Housekeeping more than monthly is available at \$50 per cleaning. Monthly or weekly courtesy room visits may be appropriate at the discretion of the Haven manager.

10. Alterations

Guest may not paint or wallpaper the Room, modify any part of the Room or any furnishings, appliances, or fixtures in the Room, or install any fixtures such as antennas or satellite dishes without the express prior written consent of Broadview. Guest shall be solely responsible for the cost of any such alterations (whether approved by Broadview or not), and Guest shall not be entitled to deduct any such expense from the Rent.

11. Parking

Guest shall be provided with one open parking space at the Facility at no additional expense.

12. Pets

Pets of any kind are **not permitted** on the premises. This includes, but is not limited to, dogs, cats, birds, reptiles, rodents, and any other domestic or exotic animals. Short daytime visits may be allowed with management approval.

13. Waterbeds

Guest shall not install or use any waterbed in the Room unless the waterbed conforms to the floor load capacity of the Room and Guest obtains a valid policy of waterbed liability insurance.

14. Entry

Broadview shall be entitled to access and inspect the Room in order to make repairs or alterations, provide any Support Services requested by Guest, and show the Room to other prospective guests or tenants, provided Broadview provides at least 24 hours' notice or at least 48 hours in the event Guest is moving out, unless Guest waives such notice.

15. No Assignment or Subletting

Guest shall not assign this Agreement or sublet all or any part of the Room to any other person without the express prior written consent of Broadview.

16. Special Conditions

Broadview shall provide Guest with written disclosures required by applicable law, if any, concerning lead-based paint for premises constructed prior to 1978; military ordnance within one mile of the Facility; periodic pest control at the Facility, and any methamphetamine contamination. Guest is also advised that Guest may access www.meganslaw.ca.gov for information posted by the government concerning the location of registered sex offenders.

17. Termination

Guest may terminate this Agreement and Guest's possession of the Room at any time for any reason including but not limited to any material breach of this Agreement by Broadview upon 30 day's written notice which Broadview may waive.

Broadview may terminate this Agreement and Guest's possession of the Room in accordance with applicable law, including but not limited to termination upon 3 day's written notice for failure to pay Rent, breach of the license, improper subletting, creating a nuisance, or engaging in illegal activity.

Broadview may also terminate this Agreement and Guest's possession of the Room without cause or fault of the Guest such as removing the Room from the rental market or closing the Facility, provided Broadview provides such notice and complies with such obligations as may be required by applicable law at the time.

Upon the effective date of any termination of this Agreement and Guest's possession, Guest shall immediately (A) clean the Room of all Guest's belongings and any debris, (B) vacate the Room and any parking space or storage area, (C) surrender all keys and passwords/security codes to Broadview, and (D) provide Broadview with a valid forwarding address.

18. Insurance

Guest is hereby advised that any loss or damage to the personal property of Guest or any guests of him/her is not insured by Broadview, and that Guest should obtain renter's insurance to protect against such loss or damage.

19. No Waiver of Breach

If Broadview does not object to any breach of this Agreement by Guest, this will not prevent Broadview from objecting to any further breach.

20. Attorneys' Fees

If legal action is necessary to enforce or interpret this Agreement, the prevailing party shall recover its legal costs and attorneys' fees.

21. Governing Law

This Agreement shall be governed by California law.

22. Complete Agreement

This Agreement sets forth the entire agreement between the parties and supersedes all other promises or understandings that are not set forth in this Agreement. Guest acknowledges that in entering into this Agreement, he has not relied on any promise or representation that is not set forth in this Agreement.

If any provision of this Agreement is determined to be invalid, illegal, or unenforceable in any respect under applicable law, such determination shall not affect the validity, legality, or enforceability of the remaining provisions, which shall remain in full force and effect.

23. Signature for application

Guest / Responsible Party name	Signature	Date
Broadview Director name	Signature	Date

Application Acceptance, once above information is verified

All above terms and conditions are incorporated herein by reference.

23.Term

The Term of this Agreement shall commence on _____, 202_ and shall continue on a month-to-month basis but shall not exceed one year from the commencement date, and may be terminated earlier by either party as provided in this Agreement.

24. Condition of the Room

Guest represents that prior to taking possession, Guest has visited the Facility and is satisfied with the living conditions in the Facility and in the neighborhood, including weather, transportation, traffic, air quality, sound levels, amenities, construction activities, and cell phone reception.

Guest further represents that Guest has inspected the Room, and that the Room including all furniture, appliances, fixtures, and smoke detectors within the room are clean and in operable condition, except as follows:

Room # _____

25. Keys and Locks

Guest shall be provided with the following number of keys or passwords/security codes to access the following: _____

Guest shall notify Broadview in the event any keys are lost or damaged and shall be responsible for a replacement fee of \$_____ if Guest is responsible for the loss or damage. Guest shall not make additional copies of any keys or put any locks that limit access to any of these areas without the express prior written consent of Broadview.

26. Storage Area

Limited storage space may be available at the lower level for residents, offered at an additional monthly cost.

27. Financial Responsibility

I, Guest, agree to pay Broadview, Inc. for all charges related to my stay and care. If signed by an agent or responsible party, please indicate relationship below.

➤ Credit Card Authorization

Card Type:		
Card Number:		
Expiration Date:	Billing Zip:	CVC:

Authorization Statement: I _____ authorize Broadview, Inc. to charge the above card for all charges incurred during my stay.

➤ Secondary Responsible Party (Optional)

Name: _____

Relationship: _____

Contact Info: _____

Card Type:		
Card Number:		
Expiration Date:	Billing Zip:	CVC:

➤ I _____ authorize Broadview, Inc. to charge my account via ACH or credit card if the guest account becomes past due.

Signatures

Guest / Responsible Party name	Signature	Date
Witness name	Signature	Date

Upon Receipt of deposit and first month's rent

Broadview Finance	Signature	Date
Executive Director	Signature	Date

Executive Director Interview Questions for Haven Candidates

1. Can you tell me about your current level of independence and what types of daily tasks you can manage on your own?

2. How comfortable are you participating in community life—such as meals, activities, or spending time in shared spaces?

3. What support systems do you currently rely on, and what kind of support do you expect you might need during your stay?

4. How do you handle situations where you don't feel well, need assistance, or face unexpected challenges?

5. What are you hoping to experience or accomplish during your stay at the Haven?

6. What do you see as your biggest Challenge to join us here at Broadview in the Haven?

7. What does a supportive, uplifting environment look like to you, and how do you see yourself contributing to that while you're here?