

Covenant of the Resident Christian Community

Foothills Lutheran Student Residence

3104 – 34th Ave. N.W., Calgary, AB T2L 2A3

The Residential Community at the Foothills Lutheran Student Residence has two purposes:

- to provide a supportive, Christian Community in which residents can learn, study and grow in all aspects of life;
- to create a base community for ministry to post secondary students in Calgary.

These two purposes imply responsibilities and expectations on the part of both the resident(s) and Foothills Lutheran Student Residence Committee (FLSRC). This covenant outlines these responsibilities and expectations. Any concern not addressed specifically in this covenant will be addressed with respect to the two purposes stated above.

The Tenancy created by this agreement is governed by the RESIDENTIAL TENANCIES ACT and if there is a conflict between this agreement and the Act, the Act prevails.

1. Landlord – Tenant Agreement

Because FLSRC or it's Agent administers the Foothills Lutheran Student Residence (the House) and rents out some of the rooms to residents and a Landlord – Tenant relationship exists:

A. Landlord's Responsibilities

- * FLSRC and/or its Agent will treat the concerns of the residents with respect.
- * FLSRC and/or its Agent will endeavor to maintain the House in reasonable condition for the well being of the residents and the community. All required repairs should be brought to the attention of FLSRC's Agent immediately and shall be addressed as soon as possible. Foothills Lutheran Church will bear the cost of all repairs except in the case of damage or negligence by the residents.
- * FLSRC and/or its Agent will respect the privacy of the residents and will not enter their personal rooms uninvited without giving at least 24 hour written notice except in the case of emergencies.
- * FLSRC or its Agent will hold an amount in trust equal to one month of rent to be paid by each resident as a security deposit until the resident moves out. At that time, FLSRC or its agent may recover costs for cleaning and/or repairing damage done by the resident. The remaining amount plus accrued interest will be refunded.
- * FLSRC will supply the House with utilities (water, power and natural gas), local telephone service, laundry facilities and basic cable television and internet service. The House will also be supplied with basic Dining Room and Living room furniture, cooking utensils, cutlery, glass ware and china. These items are included in the rent.

Continued – Page 2

B. Tenant's Responsibilities

- * The residents will treat the concerns of FLSRC and/or its Agent with respect.
- * Each resident is expected to pay the appropriate rent in full by the due date, payable to Foothills Lutheran Church or its Agent. Rooms are rented out on a per semester (4 month) basis for each of the fall, winter and spring academic semesters. For the fall and winter semesters, the corresponding rental rates are \$1700.00 for a single room for each 4 month semester. For the spring semester, the corresponding rental rates are \$1400.00 for a single room for the 4 month semester. A single parking stall is available to each resident for \$100.00 for a 4 month semester. Rent is due no later than September 1st for the fall semester, January 1st for the winter semester and May 1st for the spring semester.
- * The residents are expected to maintain all areas of the House and its grounds in a clean and tidy condition. Housework will consist of cleaning shared areas as a minimum. Outdoor groundwork at the residence will include cutting the lawn once per week, clearing snow from the porch and walkways and raking leaves. The residents will develop a personal agreement among themselves to partition shared responsibilities.
- * Each resident is expected to furnish their own room at their expense. Color schemes, floor coverings, light fixtures, door hardware and other fixtures may not be altered without the permission from FLSRC or its Agent
- * Local telephone calls may be made from the telephones provided for each floor. Residents are expected to arrange for a calling card for long distance phone calls.
- * Smoking, drug use and excessive alcohol consumption are not permitted in the House.
- * Pets are not permitted in the House except by permission of FLSRC and agreement of all residents.
- * Guests are permitted only for short stays up to a maximum of six days and only by the agreement of all of the residents.
- * Residents shall move out no later than the last day of the semester for which rent has been paid. When moving out, residents are expected to leave the rooms clean, tidy and in good repair. All personal belongings shall be removed. Costs incurred by FLSRC or its Agent for cleaning and/or repairing damage done by the resident will be recovered from the security deposit.

2. Guidelines for Community

A. Code of Behaviour

- * It is expected that residents shall;
 - respect the law;
 - interact with each other in a way that preserves the dignity of each individual;

- respect the diversity of the student population;
- behave in a manner that preserves the dignity of the Christian Community of Foothills Lutheran Church.
- behave in a manner that fosters an equitable and welcoming environment in the House.

B. Commitment to Foothills Lutheran Church

* By choosing to live in the Christian Community at the Foothills Lutheran Student Residence, residents are committing themselves to participate in the life and ministry of Foothills Lutheran Church. Residents are encouraged to participate in weekly worship services at Foothills Lutheran Church, and to offer their God-given gifts (i.e. choir, Sunday School, ushers, etc.) in service to Him through the church, as their time permits.

* The residents will consider the pastor(s) of Foothills Lutheran Church to be their pastor(s) while they live in the residence, and to that end will meet with the pastor(s) at least once near the beginning of the school term in order to facilitate community building through discussion and prayer. Other casual meetings or appointments with the pastor(s) can be used by the residents for personal or spiritual concerns, or to discuss any problems that may arise within the larger FLSRC community.

* Because of the past history of Foothills Lutheran Church with ministry to university students, the residents, with the assistance of Foothills Lutheran Church staff and members, will attempt to carry on some ministry to students. Residents will be encouraged to host ministry events for university students (i.e. a Bible Study, a potluck dinner, etc.) in the residence, or to invite other students to young adult ministry opportunities through the church.

C. Residents' Commitment to One Another

* Residents will care about and show concern for other residents as members of a community. At the same time, space and privacy of each resident will be respected by all the other residents.

* Residents will keep their rooms neat and tidy and will share in the general cleaning of the residence and its grounds. This includes things such as regular cleaning of common areas and bathrooms, disposal of garbage and recyclables, lawn mowing, leaf raking, snow removal from all walks.

* At the beginning of the term residents will discuss and come to an agreement on food expenses, grocery shopping, food preparation and clean-up, and shared meals. While it would be desirable for residents to share evening and weekend meals for reasons of community building, companionship and caring for each other, it is recognized that school timetables may prevent that from happening regularly. If that is the case, occasional shared meals should be planned so as not to lose the community of the residents.

* All residents should be consulted before a party or other group activity is planned at the House .

* Based on these guidelines, the residents will prepare and adopt a resident's covenant, which will explicitly detail their expectations and commitment to each other. This document will be presented to the FLC pastor within one month of the beginning of the term.

3. Indication of Agreement

By signing this section, the resident and FLSRC commit themselves to this covenant.

Name of Resident (please print)	Signature	Date
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Name of Resident (please print)	Signature	Date
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Name of Resident (please print)	Signature	Date
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Name of Resident (please print)	Signature	Date
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Name of FLSRC Committee Chair or its Agent	Signature	Date
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Any resident unable to fulfill this covenant or, whose continued residency is no longer deemed to be in the best interests of the community, will be asked to withdraw from the House. This decision shall be made by the FLSRC or its Agent with input from the community.