

Camelli House - License Agreement

Tagline: Where Peace and Comfort Meet

1. 1. PARTIES

This License Agreement (Agreement) is made between Camelli House (Licensor) and the undersigned resident (Licensee or Client).

2. 2. PROPERTY

The Licensor operates an independent living home located at: 7966 Fowlie St., Unit 2, Houston, TX 77035 (Premises).

The Licensee is granted permission to use a designated bed space within the Premises. This agreement does not create a landlord-tenant relationship, and no ownership or lease rights are being transferred.

3. 3. PURPOSE OF OCCUPANCY

The Premises is provided for residential use only as a shared independent living environment. The Licensee understands and agrees that the Premises:

- Is not a treatment facility, nursing home, or medical establishment.
- Is intended for independent adults capable of managing their own affairs.
- May include shared common areas such as the kitchen, bathrooms, and living space.

4. 4. TERM

The license begins on: _____

and continues month-to-month until terminated by either party with a 30-day written notice.

5. 5. PAYMENT

Licensee agrees to pay a monthly fee of \$_____, due on or before the ____ day of each month.

Payments are made to Camelli House by:

Cash Money Order Zelle Other: _____

Late payments made after the ____ day of the month will incur a \$____ late fee.

6. 6. SECURITY DEPOSIT (Optional)

A security deposit of \$_____ may be required before move-in. The deposit will be refunded within 30 days after the Licensee vacates the Premises, less any deductions for damages or unpaid fees.

7. 7. HOUSE RULES

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Licensee agrees to follow all Camelli House rules and policies, which include but are not limited to:

- Respectful behavior toward other residents and staff
- No illegal drug use or possession
- No violence, threats, or harassment
- Keeping personal and shared spaces clean
- No smoking inside the house
- Overnight guests only with written approval

Violation of these rules may result in immediate termination of this Agreement.

8. 8. TERMINATION

This Agreement may be terminated:

- By either party with 30 days written notice, or
- Immediately by the Licensor for serious rule violations, nonpayment, or illegal activity.

Licensee must vacate the Premises and remove all belongings by the effective termination date.

9. 9. NO TENANCY CREATED

Licensee acknowledges and agrees:

- This Agreement grants a revocable license to occupy a bed space, not a leasehold interest.
- The relationship between the parties is not that of landlord and tenant.
- The Licensee has no rights to the Premises beyond the terms of this Agreement.

10. 10. LIABILITY

The Licensor is not responsible for the personal property of the Licensee. The Licensee agrees to hold harmless and indemnify Camelli House, its owners, and staff from any liability for injury, loss, or damage arising from occupancy, except in cases of gross negligence by the Licensor.

11. 11. GOVERNING LAW

This Agreement shall be governed by the laws of the State of Texas.

12. 12. ENTIRE AGREEMENT

This document represents the entire understanding between the parties and supersedes all prior agreements, whether written or oral.

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13. 13. SIGNATURES

Licensor (Camelli House Representative):

Name: _____

Signature: _____

Date: _____

Licensee (Client):

Name: _____

Signature: _____

Date: _____

Emergency Contact:

Name: _____

Phone: _____

Relationship: _____