



*meets at
the corner of Barton
and Hill Streets Hawthorn
www.hwbc.org.au*

Resident Expectations Agreement

This document does not override or invalidate the duties and conditions outlined separately in “Resident Terms & Conditions Agreement”.

Welcome! Living as part of a Jesus-following community, naturally we have expectations of your life, attitudes and behaviour, as a person who also seeks to follow Jesus with all their heart, mind and soul.

These expectations are based on Jesus as our master and model, and are for His sake and the sake of his Church: to protect yourself and your housemates, grow each other’s faith, guard and develop community, value our bodies as the temple of the Holy Spirit, allow the church to support you, and to facilitate inclusive and loving interaction with each other (which may be ‘fierce’ at times) during a transitional and potentially challenging phase of life.

Failure to keep to these expectations, or no longer being willing to live within the boundaries of the agreement, may require us to give notice to vacate — however we hope we never have to do this!

If you are unable to agree to and support these expectations, please look elsewhere for accommodation.

What We Will Do for You

The church, pastoral support, landlord and Caretaker of Relationships (COR) in each house seek to provide safe & loving accommodation and to help build community in Jesus’ name.

We respect that you are an adult, and that this is now your home, and you are both responsible & accountable for your actions.

We will support you appropriately, through good times or bad. We will help connect you with our church and supports as much as we can.

We will respond in a timely fashion to personal, pastoral and property/rent related enquiries/concerns and will work to establish a mutual plan to address these with you as required and appropriate.

We are willing to discuss issues arising from this agreement, always treating you as a person who matters, who is made in the image of God, and a valued, vital part of our community and the Kingdom of God.

Your Agreement with Us and Your Housemates:

Above all I will seek to model the love and true character of a follower of Jesus!

Moving Here

I will respect all guidance given and decisions made by my COR, the landlord and the pastoral support.

I understand that this household is not simply budget accommodation open to anyone, but an intentionally Jesus-following community, and I commit to being a part of it as much as I am able.

I choose to move to this house, this community and this locality. I will avoid ‘camping’, instead choosing to be present for the best chances to develop community and grow my faith with housemates and church.

(‘Camping’ refers to an attitude of sleeping/eating in the house for the bare minimum necessary for work/study, but being elsewhere the rest of the time, e.g. your parents’ home.)

Living in Community

I commit to uphold the values of this community, striving to follow Jesus’ example and guidance in the life I live, the ethics I exhibit and the love that I show to my housemates as well as the wider community.

I will do my best to make this a loving and safe home for my housemates, one that provides support and builds community during a transitional time of life, in an encouraging and pleasant atmosphere.

I will attend every House Tea (except by permission from the COR) at times agreed by the whole household, in order to discuss household issues and enjoy time together. Households may choose to use House Teas to celebrate birthdays, Christmas, Easter etc.

I will value the ‘common table’ of our home by sharing meals with other house mates at times, and eating in common areas whenever appropriate.

I will endeavor to keep noise (e.g. TV, conversation, games) to an appropriate level, considering the time of day, and the differing schedules and needs of my housemates.

I will respect personal privacy, space and ‘quiet enjoyment’ of my housemates, including use of bathrooms, knocking on bedroom doors before entering, personal journals, use of computers etc.

I will be conscious of the impact of what I say on others and will not engage in bullying, disrespect or vilification, but will seek to include and appreciate everyone.

I will make efforts to build relationships and community by creating opportunities for connection with my housemates and guests, and shared activities within the communal spaces.

I will be inclusive and welcoming as often as possible, always remembering “*three’s company, two’s a crowd.*”

Be Involved with a Church

I will be regularly involved in a local Christian community/church, seeking to use my gifts in acts of service to build up the Kingdom of God. At the very least, attending a local service 2x a month.

If I choose not to be part of Hawthorn West Baptist Church, I will still seek to be involved in social & faith-building opportunities with other residents, and will remain connected with our Pastoral Support.

If I choose to cease involvement in *any* church for more than a few weeks, I will discuss my decision with the pastoral support and I acknowledge I may be asked to find another place to live as a result.

Property, Money, and Responsibilities

I will ensure I’m aware of my duties under the Tenancy Agreement and Resident Terms & Conditions.

I will pay my share of communal expenses as agreed with the COR; on time and in full, in the form agreed upon.

I will not move out owing any debt or property to the household or residents.

I will pay my rent on time. If I have financial difficulties, I will inform the Landlord/Pastoral Support *before* it becomes impossible for me to pay my rent. If you have questions about the rent you are paying your first port of contact is the Landlord. Rental amounts are confidential matters.

I will respect personal and food storage space & what is available to be shared or not.

I understand that regular property inspections will take place, at times with minimal or no warning.

I take responsibility for my room & common areas. I will do my fair share of chores & working bees.

To ensure a welcoming environment for housemates and guests and contribute to the smooth running of the house by keeping common areas and rooms tidy and clean (particularly the kitchen and bathrooms), doing dishes promptly, cleaning up after myself and leaving things ready for the next person to use.

Relationships and Care for One Another

I will be conscious of my words and actions, will respect others, & avoid racial, sexual, or other types of vilification, inappropriate humour, threatening behaviour or abuse.

If I have a conflict or relational difficulty I will go first to the housemate(s) involved, avoiding gossip or divisive behaviour. If necessary I will seek guidance from the COR and/or pastoral support.

If I wish to have guests (friends or family) stay overnight, I will check with the COR; for longer than one night, or on a regular basis, I will discuss with the COR and all housemates, obtaining their agreement in advance. Guests who stay on a regular basis or for more than a few days may be asked to contribute towards rent/household costs. Guests may not share my room without prior approval of the COR.

If I form a romantic relationship with a housemate then I will inform pastoral support as soon as reasonable, and I understand that one or both of us will be required to move out.

I will not engage in sexual acts (defined at the discretion of pastoral support) with a housemate or guest on the premises, including allowing a partner to stay overnight in my room. I will respect the God-given value of my sexuality and that of others in my behaviour towards them.

I will dress appropriately for communal spaces — especially in mixed gender households.

Care for Yourself and Your Housemates/Guests in Difficult Areas

I will not smoke anywhere on the property nor allow my guests to do so. If I am currently a smoker, I will take steps to quit using appropriate methods with the support of housemates/pastoral support.

If my guests or I consume alcohol while on the property, I will moderate my level of intoxication and that of my guests. I will consider the impact my behavior might have on my housemates and guests.

I will not under any circumstances provide alcohol to anyone under the age of 18.

I will exercise caution and consideration in my use of the internet, and choice of movies, TV, music & other media regarding sexual, violent or other offensive images/content, particularly in common areas.

If I have mental health concerns, I will make the pastoral support aware of them, and I will seek support, professional advice and treatment as appropriate/required by pastoral support.

If I find life difficult or challenging, including doubts or questions of faith, I will seek appropriate help from Pastoral Support, and actively work towards growth or healing.

Signed: _____ Date: _____

Full Name: _____

Contact Details for your Records:

Pastoral Support:

Michael Cutter (mtc@hwbc.org.au, 0409 353 664)

Alison & John Jeffries (alisonjeffries@optusnet.com.au, jqjeffries@gmail.com)

Landlord:

Nat Cutter (landlord@hwbc.org.au, 0466 591 940)

COR(s) of My Household:
