

Sunshine Home Share Colorado Program Application Policies

The following are Sunshine Home Share Colorado's ("Sunshine") program application policies applicable to those seeking to share a home with a homeowner (a "Home Seeker") and those seeking to offer housing to a Home Seeker (a "Home Provider") . Please review these policies. By applying to our program, you understand and agree to abide by the following terms:

1. Failure to provide accurate, truthful, and complete information is grounds to disqualify you from consideration for a Home Share.
2. You will make appointments to meet with Sunshine's staff during the application and matching process. Sunshine has a two no-show policy. Home Seekers and Home Providers who need to reschedule appointments are expected to let staff know at least 24 hours in advance. Extenuating circumstances for no shows and day-of cancellations will be evaluated on a case-by-case basis.
3. Home Providers must be over the age of 55 and their home must be their primary residence.
4. All applicants must complete and permit a background check, Department of Motor Vehicle (DMV), and credit check. Poor credit history is not an immediate disqualification but may influence the decision of either party in their decision to enter into a home sharing arrangement.
5. Sunshine cannot serve anyone who at any time has been convicted of or pled guilty to: (a) offenses against the person such as homicide, assault, battery, kidnapping, unlawful sexual behavior, human trafficking and slavery, stalking; (b) offenses involving the family relations such as bigamy and incest, wrongs to children, harboring a minor, contributing the delinquency of a minor and domestic violence, (c) offenses relating to methamphetamine, and (d) any sex offender offenses.
6. Home Providers and Home Seekers must have three verifiable references.
7. Home Providers' utilities, property taxes, and mortgage payments must be in good standing and the home cannot be in jeopardy of foreclosure.
8. Home Seekers must show verifiable proof of income. Home Seekers must have an income level sufficient to pay the Home Provider's rent and living expenses.
9. Sunshine cannot serve individuals with current, untreated substance abuse problems. Persons in recovery must show three years of abstinence, substantiated with documentation.
10. Home Seekers and Home Providers must be emotionally stable and demonstrate an interest in being involved in the welfare of others. Sunshine's program is not appropriate for individuals with challenges that can create additional stress in a home living arrangement, such as inappropriate and

disrespectful behavior towards other clients, staff, or volunteers, which will not be tolerated and may be a reason for program disqualification.

11. Sunshine and Home Seekers do not provide home health care. If a Home Provider needs substantial personal care assistance, skilled care assistance, or cannot be left unattended, this program is not appropriate. Home Seekers can provide companionship and household help, but the Home Provider should expect the Home Seeker will have activities of their own, independent of the Home Share, and coordination of multiple services for the Home Provider may be needed.

12. You must abide by Sunshine's anti discrimination policy, a copy of which you have been given.

13. Sunshine cannot provide emergency housing. The process of matching is a careful and somewhat time-consuming one and is not a "quick fix." Housing is never a guarantee and it is never guaranteed that an applicant will be matched.

14. Sunshine's goal is to promote suitable, long-lasting Home Share arrangements. Our experience is that hurried matches do not last. It will take time for us to vet applicants, find suitable matches, and for applicants to make careful decisions. People in need of short-term housing may apply, but many Home Providers prefer a longer-term commitment and referral opportunities may be limited.

15. Sunshine asks Home Seekers and Home Providers to make at least a 6-month commitment to their Home Sharing arrangement. If circumstances make this difficult, a match will be less likely, but Sunshine can still try to find a match for you.

16. Sunshine abides by fair housing laws. All decisions regarding the final move-in rests with the Home Seekers and Home Providers to choose each other.

17. All matches must participate in quarterly check-ins for the first year of their match. In the check-ins, a Sunshine staff member will discuss with both parties the strengths and challenges of the match thus far and conduct any conflict resolution that may be needed.