

Policy 622

Disciples House Rent Policies

The Disciples House is a campus/at-risk young adult ministry of First Christian Church. The church strives to keep room rates low for those students or vulnerable young adults who might otherwise be at risk for homelessness. However, the program needs to cover its cost of daily operations and it is important to have a clear landlord tenant document. The following principles will be followed related to rent.

1. Small rent increases will occur annually to keep current with the cost of operation. The amount of increase is spelled out in the lease agreement and Jackson St. must be notified in writing by Aug. 1 of the new rate starting September 1
2. Late fees will be charged for late payments and they are listed in the lease. Charges for dishonored checks are also outlined in the lease.
3. The lease will outline deposit fees, what they are for, and what is required for their full return.
4. The operation of the Disciples House is self-supporting. The Finance Cabinet will determine a monthly sequester amount that is a minimum of 10% of the income from the Disciples House Operation account to be transferred to the Disciples House Improvements account. The Improvement account may be used to make substantial repairs or improvements to the building. However, the Church Board can approve repair expenditures from PFI when there is not enough money in the Disciples House Improvement account.

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