



THE HEALTH EDUCATION AND RESOURCES INSTITUTE (THEARI)
HOST HOME AGREEMENT

This Host Home Agreement is made and entered into as of the date of the last signature hereto (the “Effective Date”), by and between _____ the Homeowner (“Host”), and The Health Education and Resources Institute (“THEARI”). Thank you for considering the opportunity to Host a Health Professions student from local academic institutions. We are pleased that you would like to be a Host. To ensure that students and Hosts are able to share housing accommodations with reasonable expectations, THEARI asks all Hosts to abide by this agreement.

Agreement Effective Date: _____,

Whereas, both the the Host and THEARI desire the improvement of health and well-being of Colorado citizens by identifying and supporting health professions students in academic rotations; and

Whereas, THEARI will establish relationships with a Host on behalf of local academic institutions, who wish their students to participate community-based clinical rotations; and

Whereas, the purpose of this document is to define the circumstances under which the Host and THEARI will work together to make community-based housing available to health professions students through THEARI.

Now, therefore, in consideration of the premises set forth above and the mutual covenants set forth below, THEARI and Host agree as follows:

1. Relationship of the Parties

- a. Nothing in this Agreement shall create a joint venture between THEARI and Host. The sole purpose of this relationship between THEARI and Host is to provide a mechanism by which health professions students receive community-based housing while on clinical rotation.

2. Background for Health Professions Student Clinical Rotation

- a. As part of its core mission, Colorado's Area Health Education Center (THEARI) Program Office (COHEARI), a part of the University of Colorado Anschutz Medical Campus, seeks to improve health care delivery to the State of Colorado, especially in rural and medically underserved areas.
- b. Health professions students are assigned to rotations at clinical sites in rural and/or underserved areas. Local health care providers benefit from the teaching experience while local areas receive thousands of hours of health care from students who bring up-to-the-minute health care innovation and education to the clinical experience. It is hoped that upon completion of their degree, these new health care professionals will choose to practice in rural and/or underserved areas of the state. It has been demonstrated that students who have enjoyed a rotation in a rural and/or underserved area are more likely to practice in a similar setting and also perform better on board or standardized testing than students who did not participate in a rotation.



- c. Colorado is divided into six (6) regions. COTHEARI contracts with the regional centers in each of these regions to help find students Host housing and provide support to local health care initiatives that serve the COTHEARI mission and goals.
- d. THEARI is an independent, community-based, 501 (c) 3 nonprofit organization engaged in health-related education focused to meet the needs of health professions students, providers and health care consumers across Colorado.
- e. Regional THEARIs contract with the Colorado THEARI Program at the University of Colorado Anschutz Medical Campus. As such, THEARI housing will be made available to students enrolled in programs at the University of Colorado Anschutz Medical Campus on a first priority basis; and will be made available to other health care professions students on a space available basis.

3. Responsibilities of THEARI.

In accordance with the agreement, THEARI shall:

- a. Identify and arrange local Host housing for students within reasonable proximity to the community training sites in designated cities and assist with housing assignments and arrangements.
- b. Conduct and cover the expenses for criminal background checks on those individuals over the age of 18 who will be residing in the home at any time during the student's stay initially and every three (3) years thereafter. All individuals, regardless of age, living in the home, at any time while health professions students are residing in the home, will be documented on the Host Home Safety Checklist.
- c. Carry out annual visits to Host homes and complete the Host Home Safety Inspection.
- d. Provide payment to Hosts for housing services at an agreed upon rate.
- e. Provide Host with information prior to a student's arrival, to include the student name, contact information, arrival and departure dates and total number of nights for housing to be provided during rotation.
- f. Be available to provide on-site support to students regarding orientation to and information about local communities and available resources during their rotations.
- g. Purchase and maintain appropriate and sufficient liability insurance.
- h. Confirm that all Hosts have active home owners insurance and accept liability of damage to the Host home, and that students have appropriate health insurance and assume all personal injury and loss and destruction of personal property liability as attested by each when signing waivers to this effect.
- i. Monitor the housing experience by checking in with both the Host and the student periodically.
- j. Implement other activities as mutually agreed to, as relevant to this agreement.

4. Responsibilities of Host.

In accordance with the agreement, the Host shall:

- a. Sign the required Host Home Agreement and Release of Liability Waiver.
- b. Have active home owners insurance and accept liability of damage to the Host home.
- c. Provide a private room in their home for students with a complete bed with mattress and box springs, with access to a bathroom that may or may not be shared with other members of the home, regardless of gender identification. The student's bedroom must have a solid door that can be completely closed and locked. The bedroom must receive adequate heat during cool / cold temperatures as well as adequate ventilation overall, especially during warm / hot temperatures.



- d. Provide adequate space for storage of student personal items such as toiletries, clothing, food, and school materials.
- e. Develop and provide to the THEARI, a written Fire Safety Plan for the home and agree to provide plan specific training to students hosted in the home for each rotation.
- f. Undergo an annual Host Safety Inspection that will include review of the Fire Safety Plan.
- g. All host homes are required to have a working smoke detector on each level of the home, a working carbon monoxide (CO) detector, installed according to manufacturer recommendations, within 15 feet of each entrance of each room lawfully used for sleeping purposes. Per SECTION C.R.S.38-45-103. Batteries are to be replaced every six (6) months and the smoke detector tested according to manufacturer recommendations.
- h. Provide at least one working fire extinguisher that is inspected and maintained annually.
- i. Communicate what standards and house rules they require students keep while living in their home.
- j. Notify the THEARI of any material changes in the home, including additional people residing within the home.
- k. Make adequate room for the student's items in their refrigerator/freezer and pantry.
- l. Provide for continual access to the Host home by providing students with a key or some other means to enter the home at all hours, and potentially when the Host is not at home.
- m. Avoid considering students part of the household in terms of providing daycare, housekeeping, transportation, etc.
- n. Receive and abide by the THEARI Housing Procedure for COVID-19.
- o. Ask students to leave the home for their safety upon Host, or those living in the home, showing symptoms known to be associated with COVID-19 (chills, cough, fever (100.4° F or greater), headache, loss of taste or smell, muscle pain, shortness of breath, or sore throat).
- p. Understand they have been advised to clean the assigned bedroom space in accordance with CDC recommendations (found [HERE](#)) using available EPA-approved cleaning agents upon the conclusion of each housing rotation. THEARI is not responsible, nor liable, for cleaning outcomes resulting from student and host efforts.
- q. Provide a smoke-free/ illicit drug-free environment.
- r. The THEARIs are committed to creating and maintaining an environment that is free of improper sexual conduct. Students and Hosts are always expected to maintain a professional relationship. Sexual misconduct of any kind will not be tolerated.
- s. Notify the THEARI immediately of any issues, injuries, damages, or other claims.

5. Responsibilities of the Student

In accordance with the Student Housing Agreement, students shall:

- a. Sign the required Student Housing Agreement and Release of Liability Waiver and are responsible for their actions while on rotation.
- b. Contact the Host at least 14 calendar days prior to their clinical rotation's start date to confirm arrival and finalize any special arrangements that may be needed (such as obtaining keys, etc.).
- c. Upon arrival and after receiving the house key or key entrance code, students will inquire about expectations to maintain the safety and security of the home (locking doors etc.) during their stay.
- d. Participate in the Fire Safety Plan training with the Host within 24 hours of their arrival to the Host home.



- e. Arrive one day prior (arrival date) to the start date of my rotation and must vacate the Host home by noon the day after the rotation end date. Housing will not be paid for any other dates. If they wish to arrive early or stay beyond the dates of their rotation (excluding the night before or after), they do so at the discretion of the Host, are at their own expense, and must be arranged through the THEARI Regional Housing Coordinator.
- f. Understand that visitors and/or overnight guests (including family and friends) are not permitted.
- g. Understand that smoking or vaping of any kind (including marijuana), consumption of recreational drugs (including edibles), or alcohol is prohibited.
- h. Not bring pets into the home. Request for service animals will be considered on a case by case basis. Students must notify the regional THEARI via email immediately upon requesting THEARI housing. Per ADA, FHAct and HUD's Section 504, students may be asked to provide reliable documentation of the disability or disability-related need.
- i. Not bring weapons of any kind including firearms, knives, explosives (fireworks, ammunition, etc), bow and arrows, paint or BB guns, or any item that is a reasonable facsimile into the home.
- j. Understand that they may have to commute between their THEARI arranged housing and their clinical rotation site. In some areas this may require 4-wheel drive or chains in the winter months. Students are expected to provide their own transportation throughout their rotation and discuss parking restrictions with their Host. Any costs associated with mileage or parking or being towed for parking in a restricted area is the student's responsibility and will not be reimbursed by THEARI.
- k. Use their personal cell phone for communication and are not permitted to charge phone calls to the Host's telephone. Prior to arrival, students will discuss other conveniences with the Host, such as television, the use of other electronic devices, and internet access, etc.
- l. Understand that internet access is not guaranteed, and bandwidth is limited in many areas. Students will communicate with their academic program should internet access not be available. They will limit their internet usage to academic program related activity while residing in THEARI arranged housing.
- m. Use electronic devices at a volume level that does not disturb others.
- n. Understand that their Host home will provide them with a single, private sleeping room; however, the bathroom may be shared with the Host or other students. THEARI housing is available to all regardless of gender identification. Students will notify their THEARI office immediately should this not be satisfactory.
- o. Expect to provide all of their own toiletries, towels, and bed linens while staying in the Host home. The Host will also inform students of expectations for changing the bed linens.
- p. Purchase and prepare their own food and bring their own small set of pots and pans to use. If students agree to share the grocery expenses, it is their responsibility to pay the Host directly for these costs. Any costs for food are at student expense and will NOT be reimbursed by THEARI. The Host will share space in their kitchen and may share other living space in the home which should be discussed with the Host when students arrive.
- q. Keep their living area clean (including the bedroom and bathroom) at all times and leave it clean upon departure. They should clean the assigned bedroom space in accordance with CDC recommendations (found [HERE](#)) using available EPA-approved cleaning agents. THEARI is not responsible, nor liable, for cleaning outcomes resulting from student and host efforts.
- r. Agree to abide by the THEARI Housing Procedure for COVID-19.



- s. Understand that should they, the Host, or those living in the host home show symptoms known to be associated with COVID-19 (chills, cough, fever (100.4° F or greater), headache, loss of taste or smell, muscle pain, shortness of breath, or sore throat), they will be asked to leave the residence for their safety and return to their primary residence.
- t. Make arrangements for the use of laundry facilities with the Host, though students are expected to access laundry facilities in the community.
- u. Maintain a professional relationship at all times. Sexual misconduct of any kind will not be tolerated.
- v. Notify their THEARI immediately of any issues, injuries, damages, or other concerns.
- w. Inquire and abide by any additional house rules established by the Host and housing rules and general regulations listed on the THEARI's website. Disrespect of the Host and the house rules will result in termination of use of the home and will prevent them from using THEARI for future housing needs.

6. Covered Parties:

- a. This agreement applies to all Hosts within the THEARI region when hosting students placed through the THEARI Housing Program and will not apply should hosts provide housing for students not placed through the THEARI Housing Program THEARI does not discriminate based on race, religion, sex, gender identity, color, creed, national origin, citizenship, ancestry, age, genetic information, physical or mental disability, veteran status, political ideology, marital status, pregnancy or maternity, or any other status protected by applicable state or local law.

7. Liability and Responsibility

- a. It is explicitly understood that Host assumes all risk of personal injury or loss, bodily injury (including death). Should property damage arise, as a direct result from and attributed to the student(s) placed within the Host home, it is of the responsibility and liability of Host home owners and shall be handled and managed through personal Host home owners insurance carried by the Host home owner. Hosts also release, waive, indemnify, hold harmless, and discharge the THEARIs from all claims, damages, and injuries arising out of housing rotation activities.
- b. Incidental or minor damages may be considered for repair-reimbursement at the THEARI's discretion.
- c. To the extent authorized by law, each party agrees that it will be responsible for the acts and omissions of its employees, officers, students, and Hosts arising during the course of this Agreement, as long as those acts occur within the course and scope of those individuals' assigned duties and are not willful or wanton.
- d. It is specifically understood and agreed that nothing contained in this Agreement will be construed as an express or implied acceptance by the THEARIs of liabilities arising relating to injury or harm or wrongful act towards another person.
- e. No liability hereunder shall result to a party by reason of delay in performance caused by force majeure that is circumstances beyond the reasonable control of the party, including, without limitation, acts of God, fire, flood, war, civil unrest, or shortage of or inability to obtain material and equipment.
- f. Students agree to assume all risk of personal injury or loss, bodily injury (including death), damage to or loss of, or destruction of any personal property resulting from or arising out of participation in clinical rotations or residing within a Host home. Students also release, waive, indemnify, hold harmless, and discharge the THEARIs from all claims, damages, and injuries arising out of their



- clinical rotation activities and Host home residence, including use of equipment and facilities
- g. THEARI does not provide health insurance for individuals participating in clinical rotations, nor while housed in a Host home made available or sponsored by THEARI. As such, each student or their personal health insurance will be responsible for payment of medical services and care for any injuries sustained during clinical rotations or residing within Host homes. Host and Student are advised to consult personal health insurance plans as it relates to requirements and guidance for coverage for infectious diseases, such as COVID-19.
 - h. Students and Hosts will be required to complete waivers to this effect.

8. Compensation and Payment.

- a. Hosts will be paid a compensation fee for Hosting students on rotation. THEARI will disperse payment to the Host home by the completion date of the student's rotation date. If a student leaves the home before the end of the rotation the Host home will retain any funds already paid. Daily amount to be paid: \$23.00.
- b. Under no circumstances is a Host to charge students any additional fees.
- c. Extra nights must be approved in advance by the host and the THEARI.
- d. Payments to Hosts are considered taxable income as rent, per the IRS. 1099 tax form will be provided by THEARI to Hosts each January.

9. Communication.

- a. Hosts are expected to maintain regular contact with THEARI and will notify THEARI of any issues that arise as a result of Hosting a health professions student.
- b. Hosts will update THEARI within 24 hours of any changes to those residing in the Host home.
- c. General communication will be addressed to Mitch Fittro, 720.863.8199, mitch@centralcoahec.org
- d. Questions regarding Host payment should be emailed to Mitch Fittro, mitch@centralcoahec.org
- e. Additional issues, injuries, damages, or other concerns will be brought to the attention of Lin Browning, Executive Director, immediately at 303.481.8686, linbrowning@centralcoahec.org.

10. Term and Termination.

- a. This Agreement shall be effective for 3 (three) years, beginning on the Effective Date, unless sooner terminated.
- b. Any party may terminate this Agreement for any reason by providing a 60-day written notice via certified mail to the other party.
- c. Any party may terminate this Agreement immediately by providing written notice via certified mail to the other party in the event that significant breach of agreement occurs or local, state, or federal laws are broken.
- d. This Agreement may be extended, renewed or otherwise amended at any time by the mutual written consent of the parties hereto.



11. Attestation of Active Homeowners Insurance.

In accordance with this agreement, the Host shall maintain active homeowner’s insurance coverage, with the recommendation that coverage be extended to include anyone living within the home.

- a. Host Homeowner’s Insurance Policy is with: _____
and is/was active beginning: _____ and expires on: _____.

12. Entire Agreement.

- a. This Agreement represents the totality of the terms and conditions for the scope of work contemplated by the parties. Nothing in the Agreement prohibits or constrains both parties to modify the Agreement upon mutual agreement and amending the Agreement, in writing, signed by duly authorized officials.
- b. In Witness Whereof, the parties have caused this Agreement to be executed by their duly authorized representatives.

THE HEALTH EDUCATION AND RESOURCES INSTITUTE

By: Lin Browning _____ Date: _____
Printed Name

Signature

Executive Director _____
Title

HOST: _____

By: _____ Date: _____
Printed Name

Signature