



International Housing Placement, Inc

Tel: 626-798-0209 Email: info@ihpshomestays.com

2500 East Foothill Blvd., Suite 205 Pasadena, CA 91107

Website: www.IHPSHomestays.com

IHPS Host Housing Agreement

The following is an Agreement between International Housing Placement Service ("IHPS") and _____ the ("Host"), under which IHPS agrees to provide, and the Host agrees to accept, Participants for placement from time to time, on the following terms and conditions:

Placement

1. In the event that IHPS finds a Participant for placement with the Host, the parties prior to placement, will agree upon the duration of the placement. IHPS will try to find the most appropriate individual for placement with the Host, but cannot guarantee that all requirements of the Host will be met.
2. IHPS cannot guarantee that the Host will be provided with a Participant each month.
3. The Host will not offer accommodations at the same time to two Participants speaking the same language, without the consent of IHPS.

Fee

4. Host's Housing Fees vary by location and whether or not Host is providing meals or no meals to Participant
5. Payment is made each calendar month based on when the Participant checks into Host's home
6. IHPS will make payments to the Host on Participant's behalf each calendar month for the duration of the Participant's stay in the Host home, including any housing extensions by the Participant.
7. Payment to Host is subject to cancellation by Participant (with 30 day notice) or IHPS if Host is found to be in violation of Host Standards of Conduct or Host Housing Agreement.
8. The First payment is usually forwarded to the host within the first 2 weeks of housing.

Housing Conditions

9. The Host agrees to provide each Participant a private room with it's own bedroom door and at least one window to the outside.
10. Additionally Hosts are required to provide:
 - a) Traditional bed, (no air mattress or futon). Sizes: Twin, Queen or King is acceptable
 - b) Basic Furniture including a desk or writing table, chair, closet/wardrobe, and good lighting.
 - c) Clean, linens and towels and at least one pillow.
 - d) Light bulbs, toilet paper, Laundry detergent
11. The Host will provide each Participant with a key to the house.
12. The Host will provide DSL or Cable Internet Service (no Dial Up) at no additional charge for those Participants who provide their own computers
13. The room that the Host has shown to the IHPS representative will be the room provided for the Participant for the duration of the homestay period. If a change is necessary, IHPS should be notified in advance.
14. The Host will not require the Participant to baby-sit or require that the Participant do housework (apart from keeping his/her own bedroom and bathroom clean).
15. The Host will make an effort to show the Participant some local places of interest during the Participant's stay and shall attempt to include the Participant in the Host family activities for the duration of the Participant's stay.
16. The Host is not required to pay for costs such as entertainment for the Participant if the Participant wishes to be involved in the Host family activities.

Meals/No Meal Program

17. If Host is providing meals, Meals shall include 2 healthy meals a day (breakfast and dinner).
 - a) **Breakfast** is Participant prepared. Hosts do not need to prepare breakfast for Participants. Healthy breakfast fixings are yogurt, cereal, bread, eggs, milk or juice.
 - b) **Dinner** must be prepared at least 4 nights of the week by the Host. The prepared dinner can be on any day, and during a reasonable dinner hour that is convenient for the Host.
 - c) If Participant chooses the no meal option, the Host agrees to allow the Participant the use of their kitchen to store and cook his or her own meals. The Host agrees to allow the Participant the use of Hosts' cookware, plates and utensils.

Obligation to Advise

18. The Host will contact IHPS immediately if any difficulties arise in his/her dealings with the Participant, and agree to co-operate with IHPS towards resolving any issues that may arise.

Termination

19. If the Host wishes to terminate the placement before the end of the placement period, the Host shall provide IHPS with at least four weeks' notice of the termination, to allow IHPS to find a new placement for the Participant. In such case, all payments from Participant to the Host will cease as of the termination of the placement, and the Host to the Participant shall return any payments that have been made to the Host for any period beyond the termination of the placement.
20. If the Participant terminates the placement, IHPS will attempt to provide the Host with advance notice of 1 month. In such case, the Host to Participant shall refund any payments that have been made to the Host for any period beyond the termination of the placement.
21. If the Host fails to meet the requirements or criteria of IHPS'S Homestay Program, fails to meet IHPS'S standards of conduct, or if the Host breaches any of the terms and conditions contained in this Agreement, IHPS may terminate any placement, and this Agreement without advance notice, and without further payment to the Host. The Host shall return any payments to IHPS that have been made to the Host for any period beyond the termination of the Agreement or placement.
22. IHPS reserves the right to terminate this Agreement for any reason whatsoever.

Exclusion of Liability

23. The Host understands and acknowledges that IHPS must rely to a great extent on the information provided to it by the Participants. IHPS'S screening of the Participants is limited to the information provided by the Participants in their application process. While IHPS will not knowingly retain as a Participant any individual it knows to be inappropriate, ultimately the behavior of the Participant cannot be guaranteed.
24. The Host accepts full risk and responsibility for any injury the Host may incur, or any damage to the Host's property arising from the Host's participation in the Homestay Program. The Host releases and forever discharges IHPS, its respective owners, agents and employees, from all actions, causes of actions, suits, claims, or demands whatsoever, that may arise from the Host's participation in the Homestay Program.
25. The Host shall maintain third party liability insurance (generally found on homeowners' policies). The Host is also advised to check with its home insurance agent to ensure that the Host is covered by insurance for an additional resident.
26. IHPS is not responsible for long-distance phone calls made by the Participant, or for any other expenses or damages incurred or caused by the Participant during that Participant's stay.

Representation

27. The Host represents and warrants that all the information in his/her homestay application is true and complete to the best of his or her knowledge and that each family member has been made aware of the agreement and is prepared and happy to welcome a visitor into their family and home.
28. The host represents and warrants that he/she has read all 30 points contained in this agreement which is titled HOST HOUSING AGREEMENT
29. I authorize IHPS to conduct a criminal background investigation at their discretion.

AGREEMENT AND RELEASE:

30. I, the undersigned have read, understand and accept all the terms and conditions of this contract which are listed above on this Host Homestay Agreement. I fully accept the terms of the responsibility, refunds, extensions and charges as stated in the Host Homestay Agreement and I agree to assume any and all risk for any and all loss, injury, damage, accident, delay or expense but not limited to any such loss arising from my housing placement. I acknowledge that I waive any and all claims against IHPS and agree to indemnify IHPS from any litigation arising from this placement. I agree to not hold IHPS responsible for any loss of any type or nature from any cause including (without limitation) acts of God, wars, strikes, incidents of politically motivated violence, sickness or quarantine, government restrictions or regulations, except in the case of willful or gross negligence of IHPS including any claim regarding or concerning the selection of or from any act or omission by any homestay host family, bus company, landlord, taxi service, hotel, restaurant, school or other firm, agency, company or individual.

I understand that I am responsible for exercising due caution and common sense at all times, if a Participant should become ill and require emergency treatment dial 911 and contact IHPS immediately. I indemnify IHPS, its agents and employees, and hold them harmless for any financial liability or obligation which I personally incur, or injury or damage to the person or property of others. IHPS reserves the right to make changes to my housing arrangements.

I agree that any dispute under this Agreement will be filed in the Northwest District of the Superior Court for the County of Los Angeles and will be determined under California law.

DATED at the City of _____, in the State of _____, this ___ day of _____, 20__.

Host
Signature: _____
Host
Signature: _____

International Housing Placement Service

Representative

N.B. All parties acknowledge that facsimile copies will be treated as originals



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IHPS Homestays Host(s) Standards of Conduct

1. Host(s) promises to engage in open communication on a daily basis with Participant
2. Host(s) will refrain from any illegal activity while Participant is being hosted in their home
3. Host(s) promises to respect the property, privacy and bodily integrity of the Participant
4. Host (s) will provide clear and explicit written instructions regarding household rules and customs that they expect the Participant to follow
5. Host(s) will not allow or encourage the Participant to engage in any illegal activities on the Hosts' premises or the best of Hosts' knowledge. This includes, but is not limited to, use of illegal drugs, under age alcohol consumption, driving under the influence of drugs or alcohol
6. Host(s) will be polite toward the Participant and will on occasion integrate the student into some of the host's activities
7. Host(s) will show Participant local area of interests, and local area bus stops around their home
8. Host(s) will provide laundry detergent, light bulbs, toilet paper, towels, clean bed linens and Internet Service for the Participant while in the home at no extra charge.

Host(s) Signature: _____

Date: _____

Host(s) Signature: _____

Date: _____