



Lease Agreement Rules & Regulations

Welcome to your new home with Housing Resources Bainbridge!

Volunteering

We welcome our Residents to become HRB volunteers. As a non-profit entity, we rely on the generosity of volunteers to help us. If you are interested in volunteering around the property where you live or at other areas within HRB, please contact us at 206-842-1909.

Residents Committee

*Provide floor plans
architectural work ~ historical/old house rehab
paper engineering ~ brochures*

As an affordable housing non-profit, HRB expects residents to participate in their self-governance through the Residents Committee, by attending the Annual Meeting/Picnic, responding to surveys, providing feedback, learning about HRB issues, sharing and cooperating with your neighbors to solve problems and create a harmonious community. Shortly after your move in you will be contacted by our Resident's Committee Coordinator to discuss your voluntary participation.

Reasonable Accommodation and Modification Policy

It is the policy of Housing Resources Bainbridge to provide reasonable accommodations to applicants and residents who have disabilities, and to permit residents with disabilities to make reasonable modifications. *Visual fire alarm / smoke alarm*

We will advise all applicants and residents of our willingness to provide accommodations by noting on application forms, rental agreements and rules or responsibilities that "reasonable accommodations for people with disabilities will be provided upon request."

Purpose of the Rules & Responsibilities

These Rules & Responsibilities are intended to provide information and resources about HRB properties, your unit, and the community. All Residents and Staff are expected to show mutual respect and kindness to each other, to our surrounding neighbors, and to HRB property.

At the time of your lease signing, you were given copies of your lease agreement and all addendums to the lease. Please feel free to contact us if you need another copy of the lease or if you have any questions. We recommend that you keep these documents in a safe place. The lease gives detailed information on the terms of your rental agreement with HRB. All of the Rules & Responsibilities listed here apply to the Resident, all members of Resident's household and all of Resident's guests. As a Resident you acknowledge that a violation of the Rules and Responsibilities by any of those mentioned above may lead to termination of tenancy.

Lease Agreement Rules & Responsibilities

- **Common Areas**

A "common area" is defined as any room or space on HRB property that is not inside an individual unit. This includes parking areas, driveways, trash enclosures, stairways, landings or porches in front of units, laundry rooms, and grass and sidewalk areas.

HRB and its residents are often judged by the community based on the appearance of our properties. It is very important to us to keep things looking nice and we can only do this with your help!

As a nonprofit, our maintenance staff works very hard to maintain the units and the grounds, Please have respect for common areas and keep them clean and litter free. We ask that all residents participate in keeping common spaces clean by picking up trash lying on the ground.

Storage of personal belongings, appliances, furnishings or personal property or storage containers on decks, balconies, patios, porches or walkways or common areas is not permitted.

- **General Behavior/Abusive Language**

For the safety and wellbeing of all, Residents are required to conduct themselves appropriately at all times and are responsible for the conduct of their children, guests and agents. Violence or the threat of violence, abusive language or abusive behavior to HRB residents, guests, staff or neighbors in common areas of the property is not allowed. Expressions of prejudice and disrespect toward or about persons based on issues of race, ethnic background, religion, age, disability, gender, or sexual orientation are not permitted. Illegal behavior of any kind is not allowed in or around HRB properties and behavior may not disturb or interfere with the rights, comforts, quiet enjoyment, or convenience of other Residents or other persons on or around the premises, including management staff of HRB. Residents shall not permit any member of household, family or guests to engage in any hazardous acts or do anything that will increase HRB's property insurance premiums.

- **Noise**

Resident shall keep the volume of any radio, TV, or musical instrument in his/her residence sufficiently reduced at all times so as to not disturb or be heard by other persons outside the unit, specifically during the quiet hours between 11pm and 8am., and shall not conduct or permit to be conducted vocal or instrumental practice or instructions without special permission of Landlord. The setting of quiet hours does not mean that Residents are free to make whatever noise they want during non-quiet hours. Fireworks are not permitted on HRB property.

- **Guests, Live-in Aids, Unauthorized Occupants**

A **Guest** is defined as a person visiting the unit or temporarily staying in the unit with the consent of the Resident or another member of the household who has express or implied authority to consent on behalf of the Resident. Do not confuse a Guest with an Unauthorized Occupant. Also, a Guest is NOT a party to the lease agreement.

No Guest is allowed to stay or have reoccurring visits of more than 14 days and/or nights in a 30 day period, consecutive or not, without Landlord's prior written approval. If the Resident allows a re-occurring visit of more than 14 days in a 30 day period without Landlord's written approval the Resident can be considered allowing an Unauthorized Occupant. If a Resident requires a guest to stay temporarily longer than 14 days in a 30 day period because of illness or recovery, the Resident must have prior written approval from the Landlord. If this prior approval is not obtained the guest may be considered an Unauthorized Occupant.

An **Unauthorized Occupant** is defined as a person who is staying in the unit but not listed on the lease agreement and not approved by the Landlord. The Landlord has the right to require proof of residency (as determined by Landlord) of Resident's guest if they are suspected of being an Unauthorized Occupant. If a Resident allows or permits other individuals to reside in the unit without obtaining the prior written approval of Landlord, they could be subject to material non-compliance with

the lease. If a Resident wishes to add someone to the Resident's existing lease as a new household member, co-Resident or a live-in aide, the additional person(s) must complete all application forms required by HRB and be screened for eligibility(if applicable). Any Resident permitting an unapproved potential household member or live-in aid to continue residing in a unit could be considered allowing an unauthorized occupant.

Caregivers and Live-in Aids must be requested through the Reasonable Accommodation process and must be screened per HRB requirements. Any Caregiver or Live-In Aid shall have no independent right of tenancy or occupancy. Any termination of tenancy due to the Resident vacating the unit, voluntarily or involuntarily, shall immediately and without notice terminate the right of Caregiver or Live-In Aid's right of occupancy. HRB reserves the right to refuse tenancy of any Caregiver or Live-In Aid based on Landlord's policies and requirements.

- **Business/Commercial use of Unit**

The unit is to be used as a private residence. Any business or commercial use shall be non-retail, small home-based businesses, where additional traffic in and out of the apartment building is not generated. Resident must apply for and receive prior written permission from the Landlord for any business use of the apartment by a Resident in addition to dwelling purposes. No business signage is allowed on the property including in windows or on doors.

Note: There may be additional regulatory restrictions regarding the commercial or business use of unit per City of Bainbridge Island Municipal Code 18.09.005.

- **Abandonment**

Per Washington State Landlord-Tenant Law, abandonment is defined as when a Resident fails to pay the rent when due and reasonably indicates by words or actions the intention not to resume tenancy.

Residents may be liable for rent for the 30-days after the Landlord learns of the abandonment or 30-days after the next rent is due, whichever occurs first. Residents may also be liable for actual costs incurred in re-renting the premises together with court costs and reasonable attorney's fees.

After learning of abandonment, Landlord may remove any property, place it in a reasonably secure location and then notify Resident of the place of storage and of their right to have property returned upon written request after Resident has paid to Landlord the actual or reasonable removal and storage costs (whichever is less). The conditions and length of time Landlord must store property prior to disposal or sale is based on the value of the items in total and subject to Washington State Landlord-Tenant Law.

- **Complaints**

Complaints by Residents against HRB are handled in writing per HRB's Grievance Policy. Appropriate forms and copies of the policy are available to all residents upon request. Should Property Manager be the subject of the complaint, the complaint should be directed to the employee's supervisor. Response to a complaint will be provided in writing by the appropriate personnel as quickly as possible. Persons with a disability may request an alternate means of communicating a complaint, other than in writing, as a reasonable accommodation.

- **Drugs and Alcohol**

The use, possession, or distribution of controlled substances (illegal drugs) is not allowed. Use of any drug (legal or illegal) which results in rowdy or uncontrolled behavior and constitutes a potential hazard to other residents, neighbors, and/or staff is not allowed. Authorities will be notified if illegal drug use is suspected. Public intoxication or alcohol consumption in common areas is not tolerated.

- **Smoking**

HRB has a strict no smoking policy. There is no smoking inside any unit or within 50 feet of any inhabited space. Because of the location of Island Home and Janet West, there is no smoking allowed anywhere on those properties. Smoking at Western View Terrace, Village Home, Sadie Woodman House, and Dore Cabin is not allowed inside any unit or within 50 feet of any building or inhabited space. Residents and their families, invitees, guests, servants, and employees shall properly dispose of smoking materials and other debris and shall not leave butts or other debris on the ground. If a resident or guest of a resident is suspected of violating the smoking policy, HRB will take steps to evict the resident from the unit. Enforcement of our No-Smoking Policy is a joint responsibility that requires resident cooperation in reporting incidents or suspected violations of smoking. It is the Resident's responsibility to inform all household members and guests of HRB's NO SMOKING policy and for seeing that it is complied with. Failure to comply or repeated violations to this rule shall be considered material violation to the lease.

- **Firearms & Dangerous Weapons**

Residents with firearms or dangerous weapons must follow the law per City of Bainbridge Island Code Chapter 9.10 and obtain all legally required permits.

- **Trash and Recycling**

Housing Resources Bainbridge pays for the trash and recycling services on our properties. Residents agree to not allow garbage and trash to accumulate in or around the unit and shall dispose of garbage on a regular basis. Please dispose of trash and recycling appropriately! Make sure your trash/recycling makes it into the bin and not on the ground. Items such as TVs, computer monitors, mattresses, furniture, etc., cannot be disposed of in the dumpsters. Please break down all cardboard boxes. If the cardboard is too large to fit inside of the recycling bin, do not leave it sitting out. No paints, oils, fuel or any flammable or environmentally hazardous materials are permitted in apartments or in other areas of the property, including the trash and recycling areas.

If you have large items that need to be disposed of, try the following:

- www.freecycle.org
- www.2good2toss.com
- www.TruRecycle.com
- If you have items that can be donated, St Vincent de Paul picks up. Call 360-377-2929.

If you have tried, but cannot dispose of large items yourself, please contact HRB Maintenance at 206-842-1909, ext. 5 or the work order line 206-780-6665 to ask for assistance.

Any resident caught dumping large items will be charged a minimum disposal fee of \$150. If disposal cost of that item or items exceeds \$150, the resident will be responsible to pay additional amounts. Please have respect for your neighbors and for yourself by respecting the property. Littering is not allowed anywhere on the property or in the building.

- **Laundry Rooms**

Laundry rooms are for the use of Residents of that property exclusively. If you use an HRB laundry room, please abide by the following rules:

- Promptly remove your clothes from the washer and dryer, so that others may do laundry as well. Any clothing that is left here longer than 48 hours can be disposed of by Housing Resources Bainbridge staff.

- If you would like to do laundry and another resident's clothing has been sitting in the machines (with the machine not running) for more than 2-3 hours, please respectfully remove it, place it in a plastic bag and leave it in the laundry room.
- Keep this room clean. Please remove any trash and place it in the dumpster.
- If you make a mess, clean it up!! Wipe up dirt, hair, food, etc. We rely greatly on our Residents to help keep laundry rooms clean.
- Don't leave toys or trash in laundry rooms.
- If the machines are not working, please contact the laundry vendor Mac Gray at 1-800-MAC-GRAY(1-800-622-4729).Housing Resources Bainbridge does not own these machines and therefore cannot service them.

- **Locks, Keys & Lockouts**

For your safety, we encourage all residents to keep doors and windows locked at all times. Entry doors must not be propped or left open for any reason. Residents shall not loan out their entry key or unit key to guests. No keys issued to Resident by Landlord are to be duplicated. All keys - unit, laundry room if applicable and mailbox, are registered and recorded by Landlord on a Key Checkout Form and must be returned at move-out. Residents are responsible for maintaining the keys to his/her unit. There is a \$40 fee for replacement keys. If you are locked out during business hours the Lease Holder of the unit can come to the office and check out a spare key. The spare key will need to be returned within 24 hours or the lost key fee of \$40.00 will be charged. If you get locked out after business hours call the message phone – 206-715-9093 - and Night Tenders(after hours answering service) will refer you to a reputable locksmith who can help you gain entry to your unit. You will be responsible for any charges incurred by calling a locksmith.

- **Vehicles, Bicycles and the Parking Lot**

Each unit is assigned one parking space on the property. Residents pay no rent for this parking and are not entitled to loan, rent or assign this parking space for use by any other person. Guests should park on the street. Vehicles that are inoperative or unlicensed or have expired license tabs are subject to being towed from the property at the owner's expense. Resident agrees to hold Landlord harmless for said towing and to pay all expenses required to be paid by Landlord in the event of any lawsuit for the towing of any car parked anywhere prohibited on site. No parking of boats or recreational vehicles on the property. Only vehicles with a disabled parking permit or license are permitted in the spaces designated as disabled parking. Others are subject to being towed. No car washing is allowed on site. Only minor automotive repairs may be completed on HRB property. No oil or fluid changes will be permitted on site.

Parking lots are for cars and are unsafe as play areas. Please keep your car locked to avoid possible theft!

Except for wheelchairs or other medically necessary apparatus no wheeled apparatus are to be ridden or parked on the sidewalks, grass or planting areas. Bicycles must be stored in a way that does not impede access to the unit by emergency or maintenance personnel. HRB bicycle identification stickers will be distributed at move-in so that maintenance staff can identify non-resident bicycles for disposal.

It is the Resident's responsibility to notify Property Manager and/or Housing Facilities Manager upon receipt of a new vehicle or bicycle.

- **Fire and fire safety**

- In case of a fire: exit your unit as quickly as possible
- Call 911
- If fire is small and you know how to use a fire extinguisher, you may do so, however please do not try to be a hero. We can rebuild an apartment, we cannot replace you.
- Keep all furnishings a minimum of 24" away from heaters
- Do not store papers or flammable materials on your stove
- Do not leave candles unattended.

- Do not tamper with or remove batteries from your smoke/carbon monoxide detectors. It is the Resident's responsibility to maintain the smoke and carbon monoxide detectors and keep them in working order per manufacturer's written instructions.
- Keep unit free of clutter so there is an unobstructed exit in case of fire.
- No barbecuing or cooking with an open flame is permitted in the unit, on balconies, wood surfaces or within six(6) feet of the buildings. Barbecue use is limited to propane or briquettes-no wood fires or burning of brush or trash is permitted.

- **Maintenance and Taking care of your unit**

Our goal is to maintain all of HRB rental units in a manner that assures their viability for generations to come. Prior to your move in, we have cleaned, painted and performed some basic preventive maintenance to assure that all the components of your unit are working properly. If you have a problem with something in your unit, the sooner we know about it the less likely it is to turn into a costly repair. You play a key role in helping us preserve your unit and keep our Maintenance costs down.

When you move in, our Housing Facilities Manager will show you how to shut off the water and electricity in your unit should there be an emergency that requires the immediate shut off of these utilities to prevent further damage to the unit.

To report a maintenance issue you must contact our Housing Facilities Manager by phone, in writing (forms will be provided by Property Manager or Housing Facilities Manager) or by e-mail. To help speed the process up, be sure to state if we have permission to enter your unit in your absence to attend to the repair request. HRB maintenance staff will always leave a notice to inform you of who entered your unit and why. HRB staff will never enter your unit without your permission to do so, or without giving you 48 hours notice that we intend to enter (except in the case of suspected emergency or abandonment as allowed by law).

- Work order request line 206-842-1909 ext. 15
- Jeanette@housingresourcesbi.org

You can expect to be contacted by a member of the maintenance staff within one or two business days to further clarify the scope of the work, or to schedule a time to do the work. All leaking faucets, toilets, windows and any standing water and/or defect or potential defects in the unit or the appliances shall be reported promptly to the Landlord. If you fail to report them you may be liable for the damages caused by the condition. Residents must not use any chemical drain cleaners, such as Drano or Liquid Plumber. Do NOT put any items into toilets other than toilet paper (no feminine products, paper towels, diapers, garbage, etc.). Resident may be billed for the cost of repairs if it is found that they put something inappropriate down the toilet drain.

- Any repair that could affect your health and safety will be attended to within 24 hours.
- Any repair that is routine in nature will be prioritized and usually will be attended to within a week.
- Any repairs requiring parts to be ordered can take a little longer depending on the delivery times.
- Any repair work order marked "waiting for access" by Maintenance, left open for more than 60 days will be closed out. Questions about this policy may be addressed with Housing Facilities Manager.

Alterations

Residents agree to the following:

- No permanent improvements, shelves, screens, or heavy objects shall be attached to the walls
- No paint or wallpaper or contact paper shall be applied to the walls, doors or trim.

- No signs, fixtures or fences on the building, the common areas or grounds.
- Residents may install lightweight window dressings as long as all hardware is removed and holes patched at move out. Any window dressings or coverings installed by Resident must be kept minimum of 24" away from heat sources. No awnings, or guards may be added to the unit.
- No exterior antennas will be allowed. Satellite dishes may be allowed with Landlords' written approval which must be obtained prior to installation. No additional appliances such as electric or manual fireplaces, indoor grills, chest freezers, refrigerators, etc. are permitted in the unit.
- No aluminum foil is allowed on the stove top drip pans.
- Residents should not use a light bulb of higher wattage than is allowed in appliances or light fixtures where correct wattage is clearly indicated.

HRB discourages the use of portable dishwashers in units. If a Resident desires to install such an appliance in their unit HRB will require the Resident to obtain renter's insurance. Resident will need to provide HRB a valid copy of this policy and sign an amendment to their lease accepting all responsibility for any damages incurred because of the installation of a portable dishwasher.

Water shall not be left running in kitchens or bathrooms. However, from time to time HRB may ask that you keep cold water at a slow drip to prevent pipes from freezing. Promptly report all plumbing leaks or defects to HRB.

At no time should any objects be thrown out of windows or from balconies, decks or exterior porches. Exterior window sills should be free of all items.

Do not remove window screens.

Waterbeds are not permitted in HRB units. HRB does not allow window-mounted air conditioning units.

HRB is not responsible for fire, theft, water or any other type of damage to personal belongings in Resident's unit or in any other location on the premises, unless it is determined that such damage is the result of HRB's negligence. HRB recommends that Residents purchase Renter's Insurance.

- **After-Hours Maintenance Emergencies**

If you have an after-hours emergency, call the after-hours emergency number 206-715-9093. The call will reach our answering service who will help you to trouble shoot the issue and determine if a staff member or an outside vendor needs to be dispatched or if the issue can wait until the next business day. They will get contact information from you and follow up if necessary.

- **Landscaping**

Residents must receive prior written approval from HRB before planting, altering, or disturbing any plant materials, ornaments or signs on HRB properties. This includes outdoor structures, fences and planting beds. Please submit detailed drawings of any proposed alterations/additions to Landlord and HRB will respond within 20 working days.

- **Pest Control**

We make every effort to keep our properties free of pest infestation. If you see evidence of insects or rodents that need eradicating you must call the Maintenance line as soon as possible. If we find that you are being re-infested because of conditions in your unit that you are responsible for, you will be charged the cost of the treatment, labor and materials at the posted Maintenance crew hourly rate.

- **Unit inspections**

As part of our preventive maintenance program we conduct regular inspections of every unit. In the spring, we conduct an annual Maintenance inspection to make sure everything is working as it should in your unit. In the fall we conduct Housing Quality Standards inspections required by many of our

funders. These inspections usually take about 15-20 minutes to complete and if needed, we will schedule a follow up visit for any needed repair work discovered during the inspections. Residents will receive written notification of these inspections at least 48 hours prior to our entry. Maintenance staff will also use these inspections as an opportunity to determine any damage to the unit caused by your use or negligence and, if so, make the necessary repairs and bill you for the actual cost of the repairs. A Resident's failure to allow entry after proper notice shall be a material violation of the lease and may subject Resident to a charge of \$100.00 per occurrence and may lead to termination of tenancy.

- **Pets**

HRB properties allow 2 pets in total per unit. There is an additional non-refundable deposit of \$200 per pet due at the time of lease signing or when the pet begins living in the unit. Residents must complete the Pet Information document at that time. All pets must be approved by the Landlord and must be the property of the Resident.

There will be no feeding of stray or wild animals – feeding stray or wild animals will be considered keeping a pet without permission.

- **Service Animals**

An application for a Service Animal may be submitted through the Reasonable Accommodation process. All forms will be made available in an appropriate format. You may be asked to provide documentation to Landlord from a third party that the Accommodation is necessary to provide an equal opportunity to enjoy the housing community.

- **Mold and indoor air quality issues**

Mold and mildew is everywhere. It is part of the natural bio-degrading process. There are a number of things you can do to help prevent the growth of mold in your unit:

- All occupants must use the bathroom fan. When showering, make sure that the bathroom fan is running, and continues to run for about 20 minutes after your shower. In some of our properties the bathroom fans are on a motion sensor/automatic timer and will continue to run for 20 minutes after someone has exited the room.
- When doing any type of cooking, make sure the kitchen exhaust fan is running.
- Try to avoid placing furniture, like dressers, in corners along outside walls. This limits air circulation and can cause condensation because of the temperature difference inside and outside of your unit.

If you see mold or mildew growing, cleaning the surface with a mild solution of bleach and water should kill the mold and remove the organic material that it is growing on. If you find that you are frequently cleaning the same spot, it may indicate a moisture issue that needs attention from the maintenance staff.

Other resources on mold and indoor air quality issues

- American Lung association
206-441-5100
www.alaw.org
- Environmental Protection Agency
800-438-4318
www.epa.gov

- **Emergency Preparedness**

There are a few hazards inherent to living in the Pacific Northwest. We can face windstorms that bring down trees and cause prolonged power outages. Some winters are colder than others and there is always the potential for an earthquake. HRB encourages everyone to be prepared in the event of an emergency.

- Power outages should be reported to Puget Sound Energy at 888-225-5773
- You can also call this number for recorded updates.
- Use a flash light rather than a candle for light. If you must use candles never leave them unattended by an adult.
- Never use a charcoal grill or camp stove indoors. These items put off carbon monoxide and can be deadly!
- Be aware of changing weather conditions in the winter: Have extra blankets on hand and dress in layers.
- Leaving the water in the kitchen and bathroom on at a slow trickle will help prevent frozen pipes.
- If you have a landline hooked up in your unit, have on hand a corded phone that actually plugs into the wall – cordless phones do not work in power outages.
- Have a battery powered or hand-crank powered radio on hand.
- Know and watch for the signs of hypothermia seek medical help if the following symptoms occur:
 - Shivering/exhaustion
 - Confusion/fumbling hands
 - Memory loss/slurred speech
 - Drowsiness

Earthquakes:

- If you are inside during an earthquake, try to take cover under sturdy furniture or against an inside wall. **DROP, COVER AND HOLD.**
- If you are outside, stay there and move away from buildings, utility poles and trees.
- When the shaking stops, assess the damage.
- If the power is out, turn the main breaker off.
- If you are in doubt about the stability of the building, leave until building officials have declared it safe to enter.
- Tune into a local radio station for the latest updates, and expect aftershocks.

For more information on how to prepare for emergencies, check out the following resources:

Local Red Cross chapter
<http://www.redcross.org/wa/seattle>

Kitsap Department of Emergency Management
www.kitsapdem.org

Federal Emergency Management Agency
www.fema.gov

National Oceanic and Atmospheric Administration
www.noaa.gov

Map of recent earthquake activities (last 2 hours/2 days two weeks)
www.geophys.washington.edu/recenteqs

• **Moving Out**

Resident will report in writing intention to move out. If reported less than 20 days before next rent payment is due Resident will be responsible for paying that month's rent. At time of move-out Resident will contact Housing Facilities Manager to schedule walk-through. Resident is responsible for removing all possessions and trash from the unit before walk through and cleaning the unit. If Maintenance staff must clean the unit Resident will be charged hourly rate of \$35/hour. Resident

must show receipt for commercial carpet cleaning. If carpet is not cleaned prior to move-out HRB will hire commercial carpet cleaners and cost will be deducted from deposit. Keys must be returned at move-out walk through – if not returned Resident will be charged for replacement keys at the rate listed above.

Other Helpful Information and Assistance

Please see:

- Community Resource Guide
- Kitsap Community Homeless and Low Income Resource Guide

The Community Resource Guide is also available online at http://kcr.org/other_help.htm

If you need information or assistance, please feel free to contact us! We are here to help you!

**JEAN LEONIE CALLIET ALLOIN 93rd BIRTHDAY
BAINBRIDGE ISLAND STARBUCKS
STEVE CRUMPTON 59th BIRTHDAY**



**6 12:08 PM
JANUARY 2017**



26 2:27 PM



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**FORT JEAN BAIN BRIDGE ISLAND, WA
HOUSING KITSAP FORCES 93 YEAR OLD
JEAN LEONIE CALLET ALLOIN TO HOMELESSNESS**



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MARCH 2018**



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HUD/Kitsap Housing Human Treatment GARBAGE HUMANS



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FEBRUARY 2017

CSC/FAY BAINBRIDGE PARK

HRB INJURIES/WHEELCHAIR MOBILITY CONFINED



JEAN UNDER SOCIAL ISOLATION

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2020



**2019 HUB/HRB CRIPPLED
Jean Leonie Hoffman
LAST YEAR OF SELF MOBILITY**

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MARCH 2018**