

Property Owner Information & Frequently Asked Questions
Devoted Independent Living



Property Owner Information & Frequently Asked Questions

"Partnering with Property Owners to Build Stable, Supported Communities"

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SECTION 1

About Devoted Independent Living

Devoted Independent Living is a structured independent living program dedicated to supporting adults who need a stable, supervised housing environment as they work toward greater self-sufficiency. We bring together safe housing, consistent accountability, and a community-minded approach to help individuals build the foundation they need to thrive.

Our Mission: We believe every person deserves the opportunity to live with dignity, purpose, and community. Devoted Independent Living exists to provide that opportunity, pairing responsible housing solutions with a support structure that encourages personal growth, employment, and lasting independence.

We currently operate in **Metro Atlanta, Georgia** (Georgia Devoted, LLC) and **Greater Pittsburgh, Pennsylvania** (Devoted IL, LLC) two markets where the need for quality, structured housing options continues to grow. Our program is designed to integrate seamlessly into existing residential neighborhoods, creating value for property owners and communities alike.

Each home in our network is overseen by qualified program staff. A designated house manager or program liaison is assigned to every property to ensure accountability, consistent communication, and adherence to our standards. Our administrative team provides oversight at the organizational level, ensuring that every home reflects our values and commitments to the property owner and the surrounding community.

SECTION 2

How We Use the Home

Devoted Independent Living leases single-family homes — typically 3-bedroom/2-bathroom or 4-bedroom/2-bathroom configurations — to house program participants in a structured, shared-living arrangement. Our model is straightforward and transparent.

Occupancy & Structure

- Each home is occupied by **typically 3–4 adults**, matched appropriately to the home's bedroom count and local occupancy guidelines.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

- A **house manager or program liaison** is assigned to each property, serving as the on-site point of accountability.
- Residents live together in a cooperative, housemate-style arrangement — sharing common spaces while maintaining individual responsibilities.
- All occupancy decisions are made in accordance with applicable local, state, and federal housing standards. We never overcrowd a property.

Residential Use Only

Our homes are used **exclusively for residential purposes**. There is no commercial activity, no business signage, no client foot traffic, and no services rendered at the property. The home looks, functions, and operates as a standard residential property at all times.

Important Clarification

Devoted Independent Living is **not** a group home, halfway house, medical facility, or substance abuse treatment center. Our program is structured independent living — focused on housing stability, employment, and life skill development. Residents are not receiving clinical services, are not under court-mandated housing supervision as a condition of tenancy, and are not enrolled in medical treatment programs.

Who Our Residents Are

Our residents are adults who are actively working toward greater independence. They are engaged in employment, job searching, budgeting, and life skills development. All residents are vetted through our intake process, agree to our code of conduct before moving in, and are held to consistent behavioral standards throughout their time in the program.

Our residents are community members. They take pride in their homes, respect their neighbors, and contribute to the neighborhoods where they live.

SECTION 3

Benefits for Property Owners

Partnering with Devoted Independent Living offers property owners and management companies a reliable, professionally managed leasing relationship built for the long term. Here is what you can expect:

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

Benefit	What It Means for You
Consistent, On-Time Rent	Rent is paid directly by Devoted Independent Living — not by individual residents. You receive one reliable payment from our organization each month, regardless of individual resident circumstances.
Lease Stability	We seek lease terms of 12–24 months and actively pursue renewal options. Our goal is a multi-year partnership, not a short-term occupancy.
Reduced Vacancy Risk	Because we manage occupancy internally, your home stays continuously filled and active. Vacancy gaps are our problem to manage — not yours.
Property Upkeep Standards	Program staff conduct regular internal inspections and hold residents to property care standards. We treat every home as a long-term asset.
Single Point of Contact	You will never need to coordinate with multiple residents. All lease, maintenance, and communication matters go through one designated representative at Devoted Independent Living.
Mission-Driven Partnership	When you partner with us, you contribute directly to community stability and individual empowerment. Your property becomes a platform for meaningful change.
Portfolio-Wide Opportunity	Property owners with multiple homes are encouraged to explore a broader partnership. We are always looking to expand our network with trusted, long-term landlord relationships.

Owner Advantage

Many of our property owner partners tell us that working with Devoted Independent Living is one of the most hands-off, professionally managed leasing relationships they have experienced. One organization. One contact. One payment. Every month.

SECTION 4

Frequently Asked Questions

The questions below represent the most common inquiries we receive from property owners and management companies. We have answered each one as clearly and completely as possible. If you have a question not addressed here, please reach out to our team directly, we are always happy to talk.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

Q: Who will be living in the home?

Adults enrolled in our Devoted Independent Living program. These are individuals who are actively working toward greater self-sufficiency, securing employment, managing personal finances, and building practical life skills. Every resident goes through our intake and screening process before moving in and agrees to abide by our code of conduct. They are held accountable to program standards throughout their stay.

Q: How many people will live in the home?

Typically, 6-8 adults, depending on the number of bedrooms. We determine occupancy based on the home's layout and applicable local housing guidelines. We never place more residents in a home than is appropriate for the space, overcrowding is never an option and is contrary to our program values and legal obligations.

Q: Who signs the lease?

Devoted Independent Living signs the lease as the tenant of record. Individual residents do not appear on the lease agreement. This means you have a single, accountable party, our organization, for the full duration of the lease term. If a resident moves in or out of the home, that is an internal program matter and does not affect your lease or your relationship with us in any way.

Q: How is rent paid?

Rent is paid directly by Devoted Independent Living, not collected from individual residents and passed along to you. You receive a single, consistent payment from our organization each month, on time. Individual resident circumstances, employment changes, or turnover within the home have no bearing on your rent payment. That is our responsibility to manage.

Q: Will the home be kept in good condition?

Yes. Property upkeep is a core part of our program. We conduct regular internal inspections of every home, and we hold residents accountable to written property care standards from day one. When maintenance needs arise, and they will, as in any home, we communicate promptly and address them quickly. We view every property in our network as a long-term asset, and we expect our residents to share that standard.

Q: What if there is a maintenance issue?

You will have a single, dedicated point of contact at Devoted Independent Living for all maintenance matters. When an issue arises, we notify you promptly, coordinate with your preferred vendors or our own contractors, and document all work completed. We do not leave issues unattended. Our team takes a proactive approach, we would rather catch and address a small issue early than allow it to become a larger problem.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

Q: Is this a group home or halfway house?

No. Devoted Independent Living operates a structured independent living program — this is a meaningful and important distinction. Our residents are not in substance abuse treatment, are not receiving clinical or mental health services at the property and are not housed there as a court-ordered condition of probation or parole. Our program is entirely residential in nature, focused on independence, accountability, and community integration. The home functions as a standard residential property in every respect.

Q: Will neighbors know who lives there?

Our residents live quietly as everyday members of the neighborhood. There is no program signage on or around the property, no unusual foot traffic from outside visitors beyond normal residential activity, and no commercial or programmatic activity conducted at the home. From the street and from the neighbors' perspective, the home presents exactly as any other well-maintained residential property on the block.

Q: What happens if a resident violates program rules?

Devoted Independent Living manages all resident conduct matters internally. If a resident is unable to meet our program standards, we handle the process — including, if necessary, the removal of that resident from the home. As a property owner, you are not involved in that process. Your lease remains intact with our organization throughout, and any transition within the home is managed by our staff without disruption to you or the property.

Q: How long are your lease terms?

We prefer lease terms of 12–24 months and actively seek renewal options at the end of each term. Long-term stability is central to our model. We are not looking for short-term or month-to-month arrangements, we are looking for property owners who share our vision for stable, consistent, community-focused housing. Our goal is a multi-year partnership built on mutual trust and reliability.

Q: What markets do you operate in?

We currently operate in **Georgia** and **Pittsburgh, Pennsylvania**. Within each market, we focus on stable, established residential neighborhoods where our residents can integrate naturally into the community. We are actively seeking homes in areas with good access to employment, transportation, and community resources. If you own property in or near our service areas, we encourage you to reach out to learn more.

Q: How do I get started or learn more?

Reach out to our team directly — we welcome the conversation. We will answer any questions you have, schedule a call or meeting at your convenience, and walk you through every aspect of our program and our expectations before any commitment is made. There is no pressure, and we are happy to provide references, documentation, or any additional information you need to feel confident in this partnership.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

SECTION 5

Compliance & Fair Housing

Devoted Independent Living is fully committed to compliance with all applicable federal, state, and local housing laws, including fair housing regulations. Our program is operated with integrity, transparency, and respect for both property owners and program participants.

- **Fair Housing Act:** We operate in full compliance with the Fair Housing Act and its requirements. We do not discriminate in our operations on the basis of race, color, national origin, religion, sex, familial status, disability, or any other protected class.
- **Property Owner Rights:** Property owners who partner with us are not required to waive any of their legal rights as landlords. Our lease agreements are standard residential leases and are subject to terms mutually agreed upon by both parties.
- **Liability & Insurance:** We carry appropriate liability protections to support our operations. Documentation of our insurance coverage is available upon request prior to lease execution.
- **Legal Compliance:** We work with legal counsel to ensure our program structure, lease agreements, and operations comply with applicable law in every jurisdiction where we operate.
- **Transparency:** We will never misrepresent the nature of our program to a property owner, management company, or any other party. We believe that honest communication is the foundation of a successful long-term partnership.

Your Rights Are Protected

Partnering with Devoted Independent Living does not require you to limit or waive any of your rights as a property owner. All leases reflect standard residential terms negotiated openly and agreed upon by both parties.

SECTION 6

Safety & Accountability

The safety of our residents, our property partners, and the communities we serve is a top priority. We have built our program around clear standards, consistent oversight, and a zero-tolerance approach to conduct that endangers others or undermines our mission.

Resident Screening & Intake

Every person considered for enrollment in our program goes through a structured intake process. This includes a review of background information, assessment of program readiness, and a clear conversation about expectations before any placement is made. We enroll individuals who demonstrate a genuine commitment to the program and who are suited to a structured shared-living environment.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

House Rules & Code of Conduct

All residents sign and agree to a written code of conduct before moving into any Devoted Independent Living home. This document outlines expectations for behavior, property care, respect for housemates and neighbors, compliance with program rules, and consequences for violations. Our program staff enforce these standards consistently and take action swiftly when needed.

Staff Oversight & Emergency Contact

- A house manager or designated program liaison is assigned to every home in our network.
- Our program staff maintain availability for urgent matters, ensuring that property owners and residents always have a responsive contact.
- We have a defined escalation protocol for emergencies, from maintenance emergencies to resident conduct concerns, so that no issue goes unaddressed.

Zero Tolerance Policy

Zero Tolerance

Illegal activity of any kind is strictly prohibited and will result in immediate removal from the program. This includes, but is not limited to, drug distribution, violence, theft, or any activity that creates a risk to the safety of housemates, neighbors, or the property. We take this standard seriously and enforce it without exception.

Community Standards

We expect our residents to be good neighbors. This means respecting quiet hours, maintaining the exterior of the property, disposing of trash properly, and treating the surrounding community with courtesy and respect. Our staff reinforce these expectations regularly and address any concerns raised by neighbors or property owners promptly.

SECTION 7

What to Expect as a Partner

We want property owners to feel fully informed and supported at every stage of our relationship, from initial conversations through lease renewal. Here is a clear overview of what working with Devoted Independent Living looks like in practice.

Onboarding Process

- **Initial Conversation:** We discuss your property, your expectations, and our program in detail. No pressure — just a transparent dialogue.
- **Property Walkthrough:** We conduct a walkthrough of the home to confirm it meets our program's size and condition requirements.
- **Lease Negotiation:** We work with you to finalize a standard residential lease that works for both parties. All terms are openly discussed and mutually agreed upon.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

- **Move-In Coordination:** We handle all logistics related to resident placement, move-in scheduling, and the initial property condition documentation. We complete a thorough move-in inspection and keep records on file.

Ongoing Communication

- You will have a consistent, named point of contact at Devoted Independent Living throughout the lease term.
- We proactively communicate on any maintenance issues, significant resident transitions, or matters that may affect the property.
- Routine internal property inspections are conducted by our staff on a scheduled basis, with documentation maintained.
- We are responsive — if you reach out with a question or concern, you will hear back from us promptly.

End-of-Lease Process

- **Move-Out Inspection:** We conduct a formal move-out inspection with documentation and compare it against the move-in condition report.
- **Security Deposit Reconciliation:** Any damage-related deductions are handled transparently, in accordance with lease terms and applicable law.
- **Renewal Discussion:** We initiate renewal conversations well in advance of lease expiration so that both parties have ample time to plan. Our preference is always to renew and continue the partnership.

Our Commitment to You

Our Promise as Your Partner

We commit to **transparency**; we will always tell you what is happening in your property and why. We commit to **reliability**, rent on time, communication that is prompt and clear, and a consistent standard of care. And we commit to **partnership**, treating your property and your investment with the same seriousness and respect that we expect from our own residents.

Closing

Thank You for Considering This Partnership

We understand that choosing a tenant, especially for a longer-term lease, is an important decision. At Devoted Independent Living, we do not take that trust lightly. We are a mission-driven organization, and every home we operate is a direct reflection of our commitment to responsible, community-minded housing.

Our goal is simple: to be the kind of tenant partner that property owners are proud to work with — one that pays on time, cares for the property, communicates openly, and contributes something meaningful to the neighborhood and the community at large.

Property Owner Information & Frequently Asked Questions

Devoted Independent Living

We look forward to learning more about your property and exploring whether this partnership is the right fit for both of us. Please do not hesitate to reach out at any time, we are here, and we are glad you are considering us.

Contact Devoted Independent Living

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