



Resident Guide · Orem, Utah · Near UVU

You're capable. You know that. You just need a place that makes the rest of it easier to figure out.

Living on your own for the first time is harder than anyone tells you. The academics you can handle. It's everything else — the grocery runs, the budgeting, the alarm clock, the dishes, the roommate dynamics, the low-grade sense that you're supposed to have figured all of this out already — that tends to undo people.

LaunchPoint Living is a private rental home in Orem, near UVU, designed for young adults who want to live independently—and want an environment that supports that goal rather than working against it.

It's not a dorm. It's not a group home. It's not moving back in with your parents. It's a real shared home, with real housemates, real expectations, and just enough structure to make independence easier to practice.

Is This the Right Place for You?

Honest answer first: this home isn't for everyone. That's intentional. It's a small, quiet, structured household with a clear set of standards. If that sounds like a match, read on. If it sounds like a mismatch, that's genuinely useful information too.

This is probably a good fit if you...

- Want to live independently in a calm, low-drama home
- Do better with routines, predictability, and clear expectations
- Attend school, work, or do both
- Can manage your safety and core responsibilities independently
- Want an alcohol- and substance-free household
- Would benefit from light accountability around everyday responsibilities

This is probably not a good fit if you...

- Need 24-hour supervision, on-site staff, or crisis monitoring
- Need residential treatment, detoxification, or active substance-use treatment
- Cannot currently manage basic daily responsibilities independently
- Want a traditional party-house environment
- Do not want to follow shared household expectations

Neither list is a judgment. They're just honest descriptions. Some people thrive here. Others would be miserable. We'd rather you know upfront which one you're likely to be.

The Place

A quiet, well-kept home near the UVU campus in Orem, Utah. Four private bedrooms. Shared kitchen, living space, and laundry. Close to campus, grocery stores, and public transit.

- Your own private bedroom—your space is yours
- Shared common areas maintained by all residents together
- A low-stimulus, distraction-reduced home environment
- Alcohol-free and substance-free — always, for everyone
- Quiet hours enforced so you can actually sleep and study
- Housemates who are also working toward a successful adult life

You sign a standard Utah Residential Lease and a Community Standards Agreement. Those documents spell out exactly what's expected. No surprises.

Two Monthly Check-Ins—Included, Encouraged, Not Required

Two check-ins with Josh each month are included in rent and encouraged, but not required. Use them to talk through routines, goals, responsibilities, or whatever you're working on.

Use the time for what matters now:

- **Routines and responsibilities.** Talk through budgeting, meal planning, household responsibilities, appointments, or a weekly rhythm that works.
- **School and work.** Think through deadlines, time management, a résumé, asking for a raise, or finding the right campus resource.
- **Household communication.** Raise a concern, prepare for a direct conversation, or identify the next practical step before a small issue grows.
- **Optional professional services.** Coaching or clinical services may be available separately. They are not included in rent and are never required for tenancy.

Important: Check-ins are not therapy, treatment, case management, or clinical supervision. Choosing not to use them—or any separate professional service—does not affect your housing.

If you independently choose to work with Josh professionally, that happens under a separate signed agreement with its own terms, confidentiality, consent process, and billing. The professional relationship remains distinct from the landlord-tenant relationship.

The Community Standards — Read These Carefully

This is a structured household. The standards exist because everyone who lives here agreed to them, and they make the home work for all four residents. There's no wiggle room on these — they apply to everyone equally, including guests.

The Standard	Plain English
✓ Alcohol-free	No alcohol on the premises — ever, for anyone.
✓ Substance-free	No marijuana, controlled substances, or paraphernalia.
✓ No overnight guests	Guests leave by quiet hours. No exceptions without prior written approval.
✓ No pets	No pets. Contact Josh about assistance-animal accommodation requests.
✓ Quiet hours	Sun–Thu: 11 PM–8 AM · Fri–Sat: 12 AM–9 AM
✓ No parties	5+ non-tenant guests = a party. Prohibited.
✓ No fireplace use	Decorative only. No fires, candles, or open flames.

You'll initial each of these on your application and sign the full Community Standards Agreement before moving in. If you're reading this list and feeling resistant to any of it — that's worth paying attention to. This might not be the right home for you right now, and that's okay.

How the Move-In Process Works

Six steps. Straightforward. You'll know where you stand the whole way through.

1

Reach Out

Send a message, text, or email. Tell us a little about yourself and what you're looking for. We'll let you know if there's availability and answer any initial questions.

2

A Real Conversation

Before any paperwork, we'll have a short phone or video call — 15 to 20 minutes. No pressure. We want to understand what you're looking for and whether this environment sounds like a real fit. You'll have the chance to ask anything.

3

See the Place

If the conversation feels right, come see the house. In person is best. We'll walk through the space, talk through the community standards in person, and you can get a feel for the environment before committing to anything.

4

Apply

After the conversation and tour, complete the Rental Application. It covers standard rental information, a background check, and household fit. Any fee is disclosed before you apply.

5

Decision

We review applications using the same criteria for everyone: financial qualification, rental history, background check, and community standards fit. You'll hear back within a few business days. If you're approved, we'll move to lease signing.

6

Sign & Move In

You'll sign the Lease and Community Standards Agreement, pay the security deposit and first month's rent, and do a move-in walkthrough together. Then the room is yours.

What It Costs

Be clear-eyed about this before you apply.

- **Monthly Rent:** \$1,850 per resident (due the 1st of each month)
- **Security Deposit:** \$1,400 (due at signing; handled under Utah law)
- **Optional Furnishing:** \$100 per month when available
- **Utilities:** Shared by residents and coordinated by the landlord
- **Optional Professional Services:** Separate agreement and cost; not part of rent

Before applying, confirm current availability, lease term, estimated utilities, any application fee, and furnishing availability with Josh.

Questions People Usually Ask

Do I have to be in school?

No. You can be working, figuring out next steps, or somewhere in between. What matters is that you're moving toward something, not just avoiding something else.

Can I have friends over?

Yes — during non-quiet hours, in the common areas, up to four guests. What you can't do is have overnight guests or host gatherings of five or more. If that's a dealbreaker, be honest with yourself about it before applying.

Do I have to use the check-ins, therapy, or coaching?

No. The two monthly check-ins are included in rent and encouraged, but not required. Therapy and coaching are separate, optional services. Your lease does not depend on using any of them.

What if things get hard and I need to leave early?

Your lease is a legal agreement, and early termination can have financial consequences. Ask questions and read it carefully before signing.

Who will I live with?

LaunchPoint is intentionally limited to four young adults. Residents are selected with consideration for compatibility, lifestyle, cleanliness, schedules, and expectations for the home. You're not just renting a room—you're joining a household.

What if someone does not follow the community living agreement?

Josh addresses concerns directly. Serious or repeated violations are handled as lease matters through the notice and court processes required by Utah law. LaunchPoint does not use an informal program discharge or remove a tenant without due process.

One Last Thing

You don't have to have it all figured out to apply. You just have to be honest about where you are and ready to do the work.

A lot of people who end up here have felt behind some invisible timeline—like everyone else learned how to be an adult and they missed the class. They didn't. Everyone is figuring it out.

This home offers a clean environment, clear expectations, housemates on a similar path, and two check-ins each month. It asks for honesty about whether this is the home you want.

If it is, we'd like to hear from you.

Get in Touch

Name: Josh Thorn, LCSW · Property Owner

Phone / Text: (801) 921-9726 · **Email:** josh.thorn@gmail.com

Location: Orem, Utah · **Near** UVU · **Rent:** \$1,850 / month

The fastest way to find out if this is the right fit is to start a conversation. No commitment, no pressure. Just a real conversation about what you're looking for.

LaunchPoint Living · Orem, Utah · Independent Residential Housing · Optional Professional Services Available Separately
Housing and clinical services are distinct arrangements. All applicants evaluated using uniform, non-discriminatory criteria.