



Pre-Arranged Housing & Mount Snow Housing Assistance Program

This document must be completed by all international participants.

PLEASE READ OVER THIS DOCUMENT, INITIAL EACH PARAGRAPH, SIGN, DATE, AND RETURN ALL 5 PAGES BY OCTOBER 15, 2011 TO:

Willian Parent
Mount Snow
39 Mount Snow Rd
West Dover VT 05356
Phone: 802-464-1100 ext 4325
Fax: 802-464-4135
wparent@mountsnow.com

Pre-Arranged Housing & Mount Snow Housing Assistance Loan

In an effort to reduce the challenges associated with seasonal work in a foreign country, Mount Snow assists international employees with housing during the winter season. Mount Snow does not, however, own the properties used for housing. Instead, houses and condominiums are leased for the season. Mount Snow does not profit from the pre-arranged housing program in any way. In fact, each season Mount Snow contributes a significant amount of money to help keep the overall cost of housing as low as possible. Mount Snow employees ARE NOT REQUIRED to participate in the Employee-Housing program. You can locate your own housing if you chose.

INITIAL: _____

All pre-arranged housing properties are furnished and contain the following at a minimum: washer and dryer, kitchen (includes pots, pans and dishware), bathroom(s) – maximum 4 tenants per bathroom, common area- living room w/ television, twin-sized beds: you must provide your own sheets and towels. Furniture/furnishings cannot be removed from premise for any reason. If tenant rearranges furniture, it must be moved back to its original location upon termination of the lease. All employee-housing properties are no more than ½ mile away from The Moover (www.moover.com), a free shuttle that can take you to and from work every day. QUIET TIME IS FROM 10PM TO 7AM, 7 DAYS A WEEK!

INITIAL: _____

By participating in pre-arranged housing through Mount Snow, you are requesting Mount Snow to seek out and secure housing for you as an individual. Accordingly, after receiving this signed confirmation you will immediately be responsible for the total loan amount required for pre-arranged housing. We are pleased to announce that the loan required to live in pre-arranged housing will not increase for the 2010-2011 season.

INITIAL: _____

The loan required for pre-arranged housing is \$1,275 for the entire season, not including additional costs for utilities. Utilities include, but are not limited to: electricity, trash removal, snow removal/plowing, propane and/or oil delivery, telephone service and cable television service and will be deducted from your check at 70\$ per pay-period. This is a fixed rate loan and can't be pro-rated based on shorter lengths of stay.

INITIAL: _____

Each participant will pay an equal amount for their house's utility costs. Due to the nature of utility service provider billing, \$35 per week (70 per pay period) will be deducted from your paycheck throughout the season **in addition** to the weekly deduction required for repayment of the \$1,275 housing assistance loan. After all of the bills have arrived and we are able to determine the exact cost of utilities per person for each house, any excess utility money that has been collected will be put toward your housing assistance loan repayment. If you have already re-paid the \$1,275 loan, the excess money will be returned.

INITIAL: _____

A refundable security deposit of \$400 is required prior to moving into your house. Please plan ahead as we can't place you in pre-arranged housing without this deposit money. Unfortunately, personal checks and credit cards are NOT acceptable methods of payment. **Mount Snow can accept cash, certified or cashier's checks or traveler's checks (in U.S. Dollars only).** There are no money exchanges near Mount Snow, so please plan ahead.

INITIAL: _____

Each house is collectively responsible for any damage(s) incurred throughout the season. Any damage(s) caused by participants in a given house, in addition to unpaid rent or utility costs (yours only) will be deducted from the security deposit as necessary. House key(s) must be returned to William Parent prior to your departure or your security deposit will not be returned.

INITIAL: _____

If an individual is solely responsible for damage(s) and it is brought to the attention of Mount Snow in a timely manner, only that person will be responsible for the damage(s). For example, if one person broke a window, and it is brought to Mount Snow's attention, than only that person will have money deducted from their security deposit to cover the cost of replacing the window and the labor to install it. Conversely, if the carpets in your house are dirty and/or stained due to carelessness throughout the season or excessive wear and tear, all tenants will have an equal amount of money deducted from their security deposit to cover the cost of carpet cleaning. The same is true for general cleaning required at the end of the season after everyone has moved out: if the house is not left in the same condition it was in when participants moved in, then the total cost required to bring the property back to move-in condition will be shared among all tenants, and deducted from security deposits accordingly.

INITIAL: _____

In the event that money is owed to Mount Snow after your employment has ended, you will still be held liable for your debt until it is paid in full. Mount Snow will employ the use of an international collection agency if your debt is not paid off within 30 days after your last day of work.

INITIAL: _____

Requests to live with friends or significant others will be honored on a first come first serve basis. **All housing assignments are final and you will not be permitted to change houses.** If you decide to leave your assigned house you will still be responsible for the entire loan amount.

INITIAL: _____

The following items / actions are strictly prohibited: pets/animals, overnight guests, subletting your place in pre-arranged housing, **smoking**, incense and candles, illegal drugs, **underage consumption of alcohol (21 years old minimum)**. Firearms, guns, knives, fireworks or any other substance or item that may endanger the welfare of tenants, tampering/removal of fire/safety equipment, verbal or physical assault of any sort. Breaking any of the above rules will result in immediate eviction.

INITIAL: _____

Tenants are required to share cleaning responsibilities of all common areas: living room, kitchen, bathroom(s), hallway(s), stairs, deck and yard. All of the tenants will share the expense of the end of season cleaning. Nothing is to be nailed, screwed, taped or pasted to any wall, ceiling, woodwork or other surface in your house.

INITIAL: _____

For housing loan repayment, employees have a number of plans to choose from:

1. **Pay the entire outstanding loan upon your arrival at Mount Snow**
2. **Pay the outstanding loan amount on week-to-week basis once you have arrived and begun work at Mount Snow through a weekly deduction from your paycheck.**

You must have a deposit of \$400.00 and your first week rent and utilities payment when you arrive at Mount Snow. A total of 520.00 must be paid before you will be allowed in to your house.

You must return this form even if you don't want to participate in our housing program

INITIAL, SIGN, DATE AND RETURN THIS FORM BY OCTOBER 15th 2011

(ALL PAGES)

TO:

Willian Parent

Mount Snow Human Resources

Phone: 802-464-1100 ext 4325

Fax: 802-464-4135

Email: wparent@mountsnow.com

If you wish to participate in pre-arranged housing and request a housing assistance loan, please circle YES and sign below: If you are not interested in our pre-arranged housing please respond by circling the No and sign below .

NO

I do not wish to participate in Mount Snow's pre-arranged housing. I will search for housing on my own.

YES

I request to live in housing arranged by Mount Snow for the 2011-2012 season at a rate of \$1,275 plus utilities and any other unforeseen costs incurred. I understand that I will be required to put down a \$400 security deposit and a minimum of \$120 as a loan pre-payment upon my arrival, prior to moving in to my house. I acknowledge that I will not know the final, total amount of utility money and other monies owed to Mount Snow until a maximum of 60 days have elapsed from the last day of the lease (April 1st 2012) signed by Mount Snow. I understand that my deposit will be returned to me as soon as Mount Snow is comfortable that all bills for utilities and damages have been turned in and accounted for.

NAME: _____
(Please print)

SIGNATURE: _____

EMAIL ADDRESS: _____

DATE: _____

ROOMATE / SIGNIFICANT OTHER REQUESTS:

Housing Rules

- ◆ **Houses will be inspected regularly without prior notice to the tenants.**
- ◆ No illegal drugs, period!
- ◆ No smoking inside the house. Make a designated area outside to safely store cigarette butts. If the yard is full of butts at the end of the season you will be charged.
- ◆ Drinking by tenants under 21 is *illegal* and is *not* permitted in the house *or* on the premises.
- ◆ The Mount Snow Human Resources Department will make all house assignments. No changes are authorized.
- ◆ Nothing is to be nailed, screwed, taped or pasted to any wall, woodwork or railings of the rooms or stairway.
- ◆ Tenants will be collectively held accountable and responsible for damage in the house. If one person is responsible for damage **it must be reported to Willian or Megan immediately**. If we are not notified, all tenants will be responsible for the cost to repair the damage.
- ◆ Quiet time is from 10PM – 7AM, all week.
- ◆ Common areas are defined as living room, kitchen, bathroom, parking, hallways, stairs and deck. **Tenants will share in the cleaning of all common areas.**
- ◆ The home owner has provided all furniture, and the tenants will be responsible for any damage. Furniture cannot be removed for any reason. If tenants rearrange furniture it must be moved back before termination of lease.
- ◆ Not keeping current with your rental fee constitutes grounds for eviction.
- ◆ Dispose of your own trash immediately. Trash should be placed in large plastic bags and placed in the designated area or dumpster. If there is a problem with trash pick-up at your house, please contact Willian or Megan immediately. Do not leave trash bags on decks/porches or outside the house where snow can cover them or animals can get in them. You will be charged for the clean up of the yard at the end of the season.
- ◆ Possession or use of explosives, firecrackers, firearms or any weapon, item or substance which might endanger the welfare of the individual(s) is not permitted and could result in immediate eviction as well as any tampering or misuse of fire-fighting and safety equipment. Incense and candles are not permitted.
- ◆ Overnight guests should not interfere with housemates. No overnight guests will be permitted if a bed is not available for that guest.
- ◆ If you are unable to pay for your housing, or if you are terminated from your job, you will have 24 hours to vacate the house after receiving notice of termination of his or her lease agreement.
- ◆ Tenants will not hold the house owner or Mount Snow Ltd. liable for personal injury and damage or stolen personal property. **You are responsible for your personal property.**
- ◆ The house owner and Mount Snow Ltd. are not in any way responsible for the physical safety of the tenants, and the tenant releases the owner and Mount Snow, Ltd. from any liability unless the injury arises solely from the gross negligence of the owner or Mount Snow, Ltd.

If you have any questions or concerns about your housing please contact Willian or Megan in Human Resources Immediately.

If we don't know about problems we can't fix them.

INITIAL _____

