

Jay Peak Temporary Employee Housing Monthly Rental Agreement

Date:

RECEIPT IS HEREBY ACKNOWLEDGED by **Jay Peak Pacific, LLC, 830 Jay Peak Road, Jay, VT 05859**, hereinafter called Landlord, from _____ hereinafter called Resident, for the monthly rental of the premises located at **Unit # _____**, located within the ***Hemlock Hill in Jay, Vermont***, herein after called Premises, said basis at a rental of **\$500.00** per month commencing on the above date. Rent is to be paid on a monthly basis. A security deposit of **500.00** will be held and released upon vacating the premises and after inspection of same.

In consideration hereof and of the use or occupancy of the said Premises, Resident expressly agrees:

1. That this Monthly Rental Agreement and Resident's occupancy of the Premises is conditioned on Resident's continued employment with Jay Peak Pacific, LLC. In the event that the Resident's employment is terminated, at any time and for whatever reason, whether voluntarily or involuntarily, this Monthly Rental Agreement shall terminate on the Resident's last day of employment with Jay Peak Pacific, LLC and the Resident shall vacate the Premises on the Resident's last day of employment with Jay Peak Pacific, LLC. This Monthly Rental Agreement does not and is not intended in any way to modify Resident's at-will employment status with Jay Peak Pacific, LLC.
2. To maintain said Premises in a clean, orderly, quiet, and law-abiding manner and to keep the public areas thereof free of trash, debris, and personal items and/or material that may become unsightly or a detriment to the appearance of said Premises. Landlord shall have the right to enter and inspect said Premises at any and all reasonable times.
3. No alterations, moving of furniture or redecorating of any kind to the dwelling shall be made without the prior written consent of the Landlord.
4. To pay the cost of all repairs for any damage done to said Premises and the cost of any cleaning up of said Premises which Landlord may consider necessary.
5. No birds, animals or other pets shall be kept on the premises. **NO SMOKING IS ALLOWED** within the rental room or the public areas.
6. Not to let or sublet the whole or any part of the Premises to anyone for any purpose whatsoever without prior written permission from Landlord, and the number of persons to occupy said Premises shall not exceed the allowed number per unit without written permission from Landlord (occasional overnight visitor excepted).
7. That first month's rent of **\$500.00** and one-month's security in the amount of **\$500.00** will be due and payable upon moving in.
8. To clean up said Premises upon vacating and restore said Premises to the same condition they are now in reasonable wear and tear excepted.

9. That the violation of any of the covenants of this agreement shall be sufficient cause for eviction. If suit be brought to collect rent or damages, to cause eviction from said Premises, or to collect the costs of repairs to or cleaning of said Premises, Resident agrees to pay all costs of such action, including reasonable attorney's fees as may be fixed by the Court. No waiver by Landlord at any time of any of the terms of this agreement shall be deemed as a subsequent waiver of the same nor of the strict and prompt performance thereof by the Resident.

10. Residents will pay for their own personal care items and cleaners. Landlord supplies use of the public areas, with rules applied, use of laundry room, heat, water and sewer, trash collection, high speed wireless internet and basic cable and will plow the driveway in the winter. **Residents are required to take turns to help keep the walkways free of snow and ice.** Residents are required to keep the outside areas free of personal items, clutter, and trash. There is no storage provided outside of the rented room for the Resident's use. Parking for registered, insured, and operating vehicles (one) is included in the rent.

11. At no time are tenants allowed to use the property for illegal activities. Such illegal activity may include, but not be limited to the use, distribution or possession of illegal drugs, cultivation of legal marijuana, and possession of firearms or weapons. Any and all such activities will be reported to Jay Peak Security and the VT State Police and shall constitute the termination of any agreement to lease the property.

12. That the violation of any of the covenants of this agreement may result in the termination of Resident's employment with Jay Peak Pacific, LLC. Landlord reserves the right of eviction for any violations of the rules and regulations.

13. Based on criminal activity, illegal drug activity, or acts of violence any of which threaten the health and safety of other residents, the landlord may terminate the tenancy by providing actual notice to the tenant of the date on which the tenancy will terminate which shall be at least 14 days from the date of the actual notice. I hereby agree to abide by all the Rules and Regulations of the Rental Agreement.

Resident:

Date: _____ Print Name: _____

Signature: _____

Landlord:

Date: _____ Print Name: Courtney Fortin on behalf of Jay Peak Pacific, LLC.

Signature: _____

JAY PEAK EMPLOYEE HOUSING RULES AND REGULATIONS

1. Residents are allowed kitchen privileges, which include the use of the stove, microwave, coffee maker and all utensils/dishes. Residents are encouraged to use plastic bins with their names on them to keep their personal food items within the refrigerator, freezer and kitchen shelves. Everyone is required to respect and keep out of other people's things. ALL RESIDENTS WILL CLEAN UP ANY AND ALL MESSSES AFTER USING THE KITCHEN.
2. No smoking, candles, incense, wax warmers or other devices using open flames are allowed within the condo. Power strips are also not allowed in units. This is an insurance requirement.
3. If you wish to hang up anything on the walls, you will be responsible for repairing and painting the holes before you vacate the premises.
4. No under-age drinking or any other illegal activities are permitted by Residents.
5. Invitations to outside people, parties/gatherings are to be cleared by the Housing Coordinator.
6. Landlord will not be held responsible for theft of any personal items left outside rooms or in any of the public or outside areas.
7. If any damage is done to the public areas anonymously, all Residents will be charged an equal divided amount of the cost of the repairs.
8. Monthly unit inspections will take place. The Housing Coordinator will give 48- hour prior notice before entering the unit.
9. We are including heat as part of your rental package, but respectfully request that you keep your thermostat in your unit to 72 degrees or below. The units have radiant floor heating which takes up to 12 hours for the heat to adjust to a new temperature. Keeping it at the same setting will ensure the most comfort and economy.
10. Landlord requests that all noise be kept to a **minimum after 10 p.m.**
11. Landlord reserves the right to evict any Resident not abiding by the above rules and regulations.

I hereby agree to abide by all the above-mentioned rules and regulations.

Resident:

Date: _____ Print Name: _____

Signature: _____

Landlord:

Date: _____ Print Name: Courtney Fortin on behalf of Jay Peak Pacific, LLC.

Signature: _____

Town of South Hero Home Burial Policy

Purpose- Because it is legal in Vermont to bury family members on home property if not prohibited by local law and South Hero wishes to protect the health of its citizens and protect human remains located on private lands, the Town of South Hero has created the following Home Burial policy.

1. The burial ground boundaries must be 150 feet from a water supply, source or wetland (100 feet from a drilled well) and 25 feet from a power line. **(18 V.S.A. § 5319. 5.)**
2. A minimum lot size of 1 acre is required for a body to be buried on private property with a setback from property lines of at least 50 feet.
3. A map of the burial site must be recorded in the South Hero land records.
4. State laws regarding handling, storage and burial of human remains must be followed. **(18 V.S.A. § 5201)**
5. All pertinent paperwork including a Private Family Burial Ground form must be filed with the town.
6. Burial sites must be clearly identified.
6. The care and maintenance of the burial site is the responsibility of the family and not the responsibility of the Town of South Hero.

Private Family Burial Grounds Form

Name:

Address:

Phone Number/email:

Name of deceased:

Address of Burial Ground:

Volume and page of recorded map:

Signature:

Date:

This form must be returned to the South Hero Town Clerk's Office.

Approved by

Signature:

Date: