



Resort Group Employee Housing Information Packet Winter 2019 - 2020

Questions? E-mail:
Housing@ResortGroup.com

Employee housing is located on Lincoln Avenue, on the free city bus route (both locations), shared dorm-style rooms with bunks, 4 persons to a room, each room has in-room kitchenette and private bath.

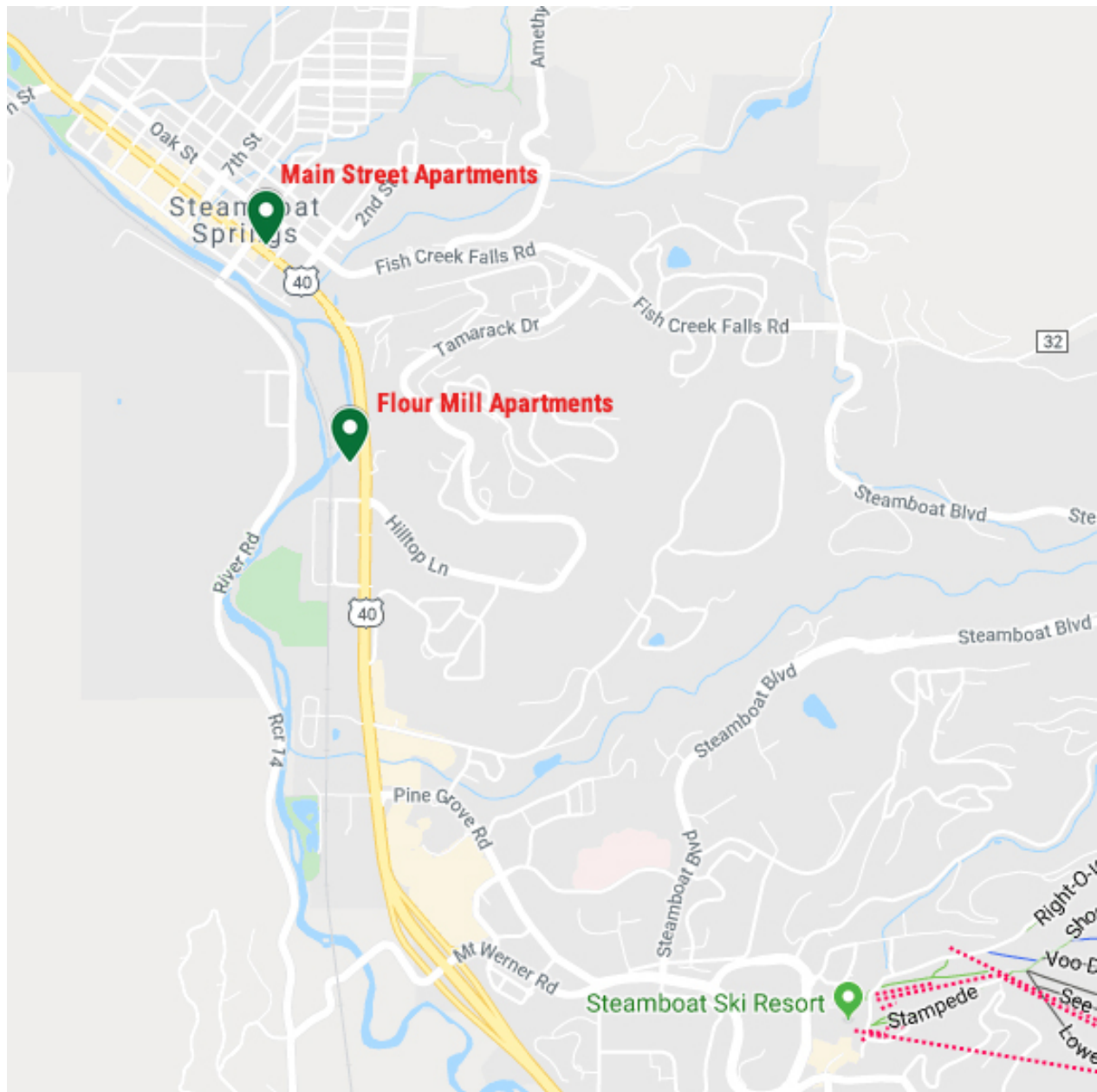
Our Housing is NOT owned or operated by Resort Group. We do not have ANY options to modify bedding, rates, or rules as set-out in this housing information packet. You may be assigned to either of the below (most housing will be at Flour Mill). You may be re-assigned rooms or properties at any time with or without notice (due to space needs or roommate configuration requirements). Violate any rule or regulation, and you may be evicted with 3-day notice. Resort Group cannot influence this process.

Flour Mill

331 S. Lincoln Avenue

Main Street Apartments

424 S. Lincoln Avenue



BEDS

All rooms have 2 bunks beds (we have no options to change or control this bedding), a small shared kitchenette in-room, and that's it. Limited storage/limited closet space.

MONTHLY RATE

Housing is \$450 per month for 1 bed in a shared (4 person) room.

DECEMBER RENT FOR H2B STAFF:

Housing is NOT pro-rated for December, we are obligated to pay full December month's rent for your bed, regardless of when your visa is processed & you can arrive in U.S. in December. The occupancy fee will be applied to December rent for 100% of staff arriving DEC 1 or later.

PRO-RATE FEE FOR NOVEMBER ARRIVALS:

Occupancy fee for November will be pro-rated to ½ month ONLY. (this means, all arrivals from NOV 1st to the 13th pay FULL MONTH, or \$450.00. Arrivals from NOV 14th to 30th (31st) pay ½ MONTH FEE, or \$225.00.

EARLY DEPARTURES

All employees who move-in to employee housing will pay the full occupancy period regardless of departure date (unless your departure is due to in-voluntary separation of employment). If you sign for occupancy thru APRIL 15, you will pay until this date, even if you depart in early March (Resort Group must pay for your bed until APRIL 15).

HOUSING FOR COUPLES

We have NO OPTIONS for housing for couples. Period. We have only shared 4- to- a- room housing @ \$1800 for each room per month. We suggest you contact the owner/operator of our housing directly to arrange for couple units in a studio. Noah manages the Flour Mill & Main Street Apartments: 303-709-5326. Or, search on Craigslist.com or apartments.com.

WHAT TO BRING:

We will provide pillows & sheets, basic cookware, & dinnerware. You provide all other necessities, including blankets / quilts. Each bed is a BUNK BED (single / twin). FIRST MONTH'S OCCUPANCY FEE will already be paid prior to arrival. First paycheck will be rent (occupancy fee)-free. Bring enough \$\$ to sustain you (groceries, food, incidentals) for 1 month.

TRANSPORTATION

Both housing options are located on the free city bus. You should incur no costs to get to/from work or the grocery stores.

ROOMMATES

Are not guaranteed based on roommate requests, in many cases, arrival dates dictate bed availability. We commit to housing only females with females, and males with males, unless all 4 occupants agree otherwise.

SHIPPING BELONGINGS

You may ship your belongings via UPS or FED-EX ONLY (do not forward US Mail or use as your mailing address – the US Postal Service may return any mail to our physical building due to route limitations and boxholder name). Label all boxes in more than one place with your name!

Ship to:

Your Name

C/O Resort Group HR

2150 Resort Drive, Suite 300

Steamboat Springs, CO 80487

RULES & REGULATIONS:

- Repeat activity for which disciplinary action has already been taken.
- The possession, evidence of use, sale, or paraphernalia of illegal drugs on company premises is expressly prohibited.
- Any evidence of SMOKING in Employee Housing. Smoking must occur outside in the designated area. All units in the building are NON-SMOKING. Any evidence of smoking will result in a forfeiture of your deposit.
- Any suspected destruction, theft, misappropriation, or unauthorized possession of company, guest, or fellow employee property.
- Violence or threats of violence. This includes, but is not limited to intimidating, threatening or hostile behavior, physical abuse, vandalism, arson, sabotage, use of weapons, or any other act that, in the sole Housing Office's opinion, is inappropriate.
- Failure to vacate the premises during a fire alarm.
- Tampering with any piece of fire safety equipment. Including, but not limited to, smoke detectors, carbon monoxide detectors, extinguishers, and fire doors. This is also subject to a \$500 FINE!
- All State and Federal laws must be adhered to (Including, but not limited to, underage drinking and possession of drugs).
- Fireworks are not allowed in Employee Housing. Any weapons must be registered with the Housing Office.
- Blatant disrespect towards another resident, guest, Resident Manager, Security, Housing and Resort Group staff.
- NO PETS
- Quiet Hours: 10:00pm – 9:00am. – means: no loud music, TV, or phone conversations.
- **NO GUESTS** - no outside guests are allowed to visit your room, ever, period. Shared housing is for employees-only.

Please note: The Resort Group HR staff reserves the right to make changes to this checklist at any time upon our discretion. If you are evicted from any of Resort Group Housing, you will be charged with trespassing if you access housing after your 3-day eviction notice; the housing managers will involve law enforcement if necessary.

Is my first month's occupancy fee refundable if I change my mind & do not arrive to Steamboat to work at a Resort Group company? No, the first month's occupancy will be forfeited as payment toward the master lease which Resort Group will be paying on your behalf to hold a reservation for your bed.

I am not sure when I will arrive in Steamboat. What should I put as an arrival date on the housing request form?

Please do your best to estimate your arrival date based on your hire date. Obviously, if you are waiting for a visa to be approved this date will be dependant on visa approval. Please indicate the date you plan to arrive assuming the visa is approved on time. If your date of arrival ends up changing – send an e-mail to Housing@resortgroup.com with your new arrival date.

Can I request a roommate?

There are four people per room. We accept roommate requests, but we do not guarantee we can meet the request.

I will arrive in Steamboat on the weekend. Can I make special arrangements to check-in?

If you arrive on Saturday, Sunday or after hours, you will have to make other lodging arrangements. If you will be moving into employee housing, you will want to plan your arrival time to coincide with the check-in times offered during the week.

Check in times are: Monday through Friday from 9:00am – 4:00pm.

If I'm an international worker, should I wait for my visa to be approved before I send in the housing application form and deposit?

No. If you are offered a position and would like to reserve employee housing, please send in the roommate request form and your first month's occupancy fee. If your visa is not approved we will refund your deposit in full.

What happens to my deposit if I leave prior to my roommates? You are responsible for contacting HR office to do your check out paperwork prior to your departure, and to coordinate with your direct supervisor a move-out inspection. This way you will not be held responsible for any damages incurred after your departure date. Cleaning charges will be taken out of your last paycheck, if necessary.

Checking into Employee Housing:

If you will be moving into employee housing, you will want to plan your travel to arrive in Steamboat during HR office hours of 9 am – 5pm Mon-Fri.

****Please Remember you must be in good standing with Housing Management (not Resort Group) as well as your direct supervisor in order for Resort Group to extend a job offer to you in any subsequent seasons.**