

BOULDER LODGE

2026–2027 SEASONAL EMPLOYEE HOUSING AGREEMENT

Housing for eligible June Mountain employees

June Lake, California

Safe • Respectful • Affordable • Mountain Ready

JM Employee Name	
Assigned Unit / Bed (For Office Use Only)	
Move-In Date	
Expected Move-Out Date	
Selected Rate	

IMPORTANT: This Agreement is a binding housing contract. Read the Agreement and attached Rules & Regulations before signing.

1. Parties and Purpose

This Seasonal Employee Housing Agreement (“Agreement”) is between Boulder Lodge (“Boulder Lodge,” “we,” “us,” or “Management”) and the individual signing below (“JM Employee” or “you”). Boulder Lodge provides seasonal housing to eligible employees of June Mountain. Boulder Lodge is not affiliated with June Mountain/Mammoth Mountain Ski Area and does not receive compensation from June Mountain for providing this housing.

Eligibility for this housing is conditioned on JM Employee’s qualifying seasonal employment. This Agreement governs the JM Employee’s occupancy of the assigned space and incorporates the attached Housing Rules & Regulations and Fee Schedule.

2. JM Employee and Housing Assignment

JM Employee: _____

Assigned unit/room/bed (For Office Use Only): _____

Move-in date: _____

Expected move-out date: _____

Room and roommate assignments are not guaranteed. Management may reassign JM Employee to another comparable space when reasonably necessary for occupancy management, maintenance, safety, roommate conflicts, or seasonal consolidation. Management will make reasonable efforts to keep JM Employee within the same rate category. If a reassignment changes the applicable rate, the new rate will be disclosed before or at the time of reassignment.

3. Seasonal Term and Employment Eligibility

This housing is intended for the 2026–2027 winter season. For J-1 JM Employees, the anticipated occupancy period generally continues through mid-March, consistent with the JM Employee’s authorized program dates. For other seasonal employees, the anticipated occupancy period generally continues through the end of June Mountain’s winter operating season, historically around early-to-mid April. Actual dates may vary.

If JM Employee’s qualifying employment ends, JM Employee must promptly notify Management. Loss of qualifying employment may be grounds for ending the housing arrangement, subject to any notice, tenancy, or other requirements imposed by applicable law. JM Employee remains responsible for rent and other lawful charges through the date the tenancy/occupancy legally ends and the unit is surrendered.

4. Rent and Payment

Rent is calculated on a nightly, per-person basis and billed every two weeks in advance. Management generally schedules charges to coincide with June Mountain pay periods. JM Employee is responsible for timely payment regardless of payroll timing.

- ☐ \$25/night/person — 2-bedroom/2-bath shared apartment; generally 4–6 JM Employees
- ☐ \$28/night/person — shared unit; generally 2 JM Employees
- ☐ \$30/night/person — private room without kitchen; mini-fridge and microwave only
- ☐ \$35/night/person — private bedroom in shared unit. Second bedroom may house 2 people. In that case, each person in that shared bedroom will pay \$28 per night.
- ☐ \$55/night/person — private unit with private kitchen, bath, and living area
- ☐ Other approved arrangement: _____

JM Employee authorizes the payment method selected at check-in, including an automatic card charge if JM Employee signs a separate authorization. If an automatic payment is declined, Management will notify JM Employee. JM Employee must cure the missed payment promptly. Any late fee or returned-payment charge will be imposed only if stated in this Agreement/Fee Schedule and permitted by applicable law.

Returned check fee: \$50, to the extent permitted by law. After a returned check, Management may require a different payment method.

5. Taxes and Minimum Stay

JM Employee is responsible for any transient occupancy tax or similar lodging tax that is legally applicable to the stay. Management may collect required taxes in addition to rent. The parties intend seasonal JM Employees to occupy housing for more than 30 consecutive days; however, tax treatment will be determined under applicable law and the facts of the stay. Management may require an initial 31-day housing commitment where lawful and disclosed before move-in.

6. Security Deposit

Security deposit: \$500. The deposit is held as security for obligations permitted by California law, which may include unpaid rent, repair of JM Employee-caused damage beyond ordinary wear and tear, replacement of missing property or keys, and lawful cleaning charges. The deposit is not automatically forfeited because JM Employee moves out early, violates a rule, or is required to leave. Deductions and return of the deposit will be handled in accordance with applicable California law. To the extent permitted by California law, any lawfully due early-departure amount or unpaid rent may be applied against the security deposit; the security deposit itself is not automatically forfeited.

JM Employee must provide a forwarding address at checkout. Any required accounting and refund will be sent as required by applicable law.

7. Application Fee

A \$50 non-refundable application/screening fee is due with the application. Management will apply and administer any screening fee in accordance with applicable law.

8. Early Departure and Notice to Vacate

The nightly rates stated in this Agreement are substantially discounted seasonal employee-housing rates offered in reliance on JM Employee's commitment to remain in Boulder Lodge housing for the applicable seasonal commitment period. For J-1 JM Employees, the seasonal commitment period continues through the JM Employee's applicable authorized seasonal/program departure date, generally in mid-March. For other seasonal JM Employees, the seasonal commitment period continues through the end of June Mountain's winter operating season, generally in April, unless Management agrees otherwise in writing.

If JM Employee voluntarily moves out before the applicable seasonal commitment date, other than for a reason protected by applicable law or otherwise approved in writing by Management, JM Employee may be charged an early-departure amount equal to the difference between the discounted seasonal rate actually paid and the applicable non-seasonal/short-term employee rate for nights already occupied, not to exceed \$500. This amount is intended to address the financial impact of an early departure from housing reserved at a discounted seasonal rate and will be assessed only to the extent permitted by California law. JM Employee should provide at least 7 days' written notice of a planned voluntary move-out whenever practicable. Failure to provide

required notice may also result in responsibility for rent during the applicable notice period to the extent permitted by law.

JM Employee Initials: _____ I understand that the employee housing rate is conditioned on my seasonal commitment and that an unapproved voluntary early departure may result in an early-departure charge of up to \$500, subject to applicable law.

9. Checkout and Surrender of Unit

JM Employee must schedule checkout with Management, remove all personal property and trash, return keys, and leave the assigned space reasonably clean. Occupancy is not considered surrendered until JM Employee has vacated, returned possession/keys as directed, and completed required checkout procedures. A lost-key/re-key charge of \$50 may apply when replacement or re-keying is reasonably necessary.

10. Rules, Violations, and Termination

JM Employee agrees to follow the attached Housing Rules & Regulations. Management may issue warnings, notices to cure, charges for actual damage or authorized fees, or other lawful remedies depending on the nature and severity of a violation. Serious or repeated violations may be grounds for termination of occupancy.

Nothing in this Agreement authorizes self-help eviction, lockout, utility shutoff, removal of JM Employee's belongings, or any other remedy prohibited by law. If legal notice or court process is required to recover possession, Management will use the process required by applicable law.

11. Unit Entry and Maintenance

JM Employee must promptly report leaks, plumbing problems, heating problems, electrical issues, damage, unsafe conditions, or other maintenance concerns. JM Employee may be responsible for additional damage caused by an unreasonable failure to report a known problem.

Management may enter units for maintenance, repairs, emergencies, inspections, services, or other lawful purposes. Entry will be made with any notice required by applicable law, except when an exception permits entry without advance notice (for example, a genuine emergency). Nothing in this Agreement waives JM Employee's rights regarding lawful entry.

12. Liability and Personal Property

JM Employees are responsible for securing their own vehicles and personal property. Boulder Lodge is not an insurer of JM Employee's vehicle or belongings and is not responsible for loss or damage except to the extent liability is imposed by law.

13. Changes to Rules

Management may adopt reasonable operational or safety rules during the season when necessary. Material changes affecting rent, deposits, JM employee rights, or other contractual obligations will be made only with any notice, consent, or written amendment required by law. Posted or distributed rules may not waive rights that cannot legally be waived.

14. Entire Agreement and Severability

This Agreement, the signed Housing Rules & Regulations, the Fee Schedule, and any signed addenda constitute the parties' agreement regarding seasonal housing. If a provision is found unenforceable, the remaining provisions will continue to the extent permitted by law. California law governs this Agreement.

15. Signatures

By signing, JM Employee acknowledges receiving and reading this Agreement, the Housing Rules & Regulations, and the Fee Schedule; agrees to comply with them; and understands that housing eligibility is connected to qualifying seasonal employment.

JM Employee signature _____	Date _____
Printed name _____	Cell phone _____
Management signature _____	Date _____
Assigned unit / bed (For Office Use Only) _____	Rate _____

EXHIBIT A — HOUSING RULES & REGULATIONS

These rules are part of the Seasonal Employee Housing Agreement. They are designed to protect JM Employees, motel guests, staff, property, and the surrounding community.

A. Respect, Quiet Enjoyment & Conduct

- Quiet hours are 9:00 p.m. to 8:00 a.m., seven days a week. Noise should not be audible outside the unit during quiet hours.

Parties are strictly prohibited at all times, including outside quiet hours. Loud gatherings, disruptive social events, and activities that disturb other JM Employees, motel guests, neighbors, or staff are not permitted.

- Boulder Lodge is an operating motel. JM Employees must be considerate of motel guests, other JM Employees, neighbors, and staff at all times.
- Threats, harassment, violence, substantial disturbances, intentional property damage, or illegal activity are prohibited.
- JM Employees must respect roommates' personal space and belongings and keep shared areas reasonably sanitary.
- When a complaint cannot initially be attributed to a particular JM Employee, Management may contact all JM Employees of the unit while investigating. Financial responsibility for damage will be assigned based on available evidence and applicable law.

B. Guests & Visitors

- Employee housing units are for assigned JM Employees only. Visitors and overnight guests are not permitted inside employee housing units unless Management gives prior written approval.
- Friends or family who wish to stay at Boulder Lodge should contact the front desk regarding ordinary guest-room availability and rates.
- Unauthorized occupancy may constitute a material rule violation and may result in lawful charges or tenancy enforcement where permitted by law.

JM Employee Initials: _____

C. Parking

- Seasonal parking permit: \$60. All JM Employee vehicles must be registered with the front desk at check-in and display the required permit.
- Permits are valid only while the JM Employee remains eligible for Boulder Lodge employee housing. Replacement permit: \$10.
- There is no guest parking in employee-designated areas. Unauthorized vehicles may be towed when permitted by law and posted requirements.
- JM Employees are expected to take their vehicles to work each day when operationally necessary for snow removal and parking management.
- JM Employees park at their own risk. Keep vehicles locked and free of food and trash; black bears may be active even during winter.

D. Snow Removal

- After approximately 2 inches or more of snowfall, JM Employees are responsible for clearing the walkway immediately serving their unit and, where applicable, their balcony/deck, provided it is safe to do so.
- Snow shovels are available at the Boulder Lodge office. Each shovel must be signed out, and a driver's license must be left with the office as collateral until the shovel is returned. Lost or damaged shovels will incur a \$50 fee.

- After approximately 4 inches or more of snowfall, JM Employees must promptly move vehicles when directed so the parking lot can be plowed.
- Snow-storage areas are no-parking zones. Vehicles that obstruct plowing may be towed or subject to lawful charges.
- JM Employees must clear enough snow from their vehicles to make them visible to plow operators. Contact the office if unsure where to park. Management is not responsible for damage to JM Employee vehicles. All persons park at their own risk.

JM Employee Initials: _____

E. Trash, Cleanliness & Housekeeping

- JM Employees must remove trash from their units regularly and place it inside the designated Boulder Lodge dumpster—not beside it. Fines may be assessed against persons found leaving trash anywhere other than inside the designated dumpster, to the extent permitted by applicable law.
- The dumpster is for Boulder Lodge-generated trash only. Do not allow nonresidents to dispose of outside trash in it.
- JM Employees are responsible for washing dishes, cleaning bathrooms, and maintaining their rooms and shared areas in a reasonably sanitary condition. Boulder Lodge housekeepers do not provide routine room cleaning for employee housing.
- Trash bags may be purchased from the front desk for \$0.50 each, subject to availability.
- JM Employees must keep floors, exits, heaters, and maintenance access areas reasonably clear. Nothing may be placed in front of, against, or over any heater, or cover or obstruct a heater in any way, as this creates a serious fire hazard.

F. Alcohol, Drugs & Smoking

- Alcohol is prohibited in employee housing and employee-housing common areas under Boulder Lodge policy. Underage possession or consumption is strictly prohibited.
- Illegal drugs, illegal controlled substances, and unlawful drug sales or activity are prohibited on Boulder Lodge property.
- Marijuana use and possession are prohibited on Boulder Lodge property to the extent permitted by applicable law. JM Employees who require a disability-related accommodation should contact Management; requests will be handled in accordance with applicable law.
- Smoking and vaping are prohibited inside all units and buildings. This includes cigarettes, cigars, e-cigarettes/vapes, marijuana, hookahs, bong, and pipes.
- Smoking is prohibited within 50 feet of buildings, doorways, windows, decks, balconies, patios, and public areas under Boulder Lodge policy. Dispose of permitted smoking materials safely and only in designated areas, if any.

JM Employee Initials: _____

G. Pets & Animals

- Pets are not permitted in employee housing.
- Do not allow Boulder Lodge's dogs—Frank, Beefcake, Belle, or Reeces—or property cats into your room. Please ask Management before feeding any of the animals.

H. Fire & Life Safety

- Do not tamper with, disable, cover, remove, or damage smoke detectors, alarms, or fire-safety equipment.
- Candles, incense, open flames, and indoor or outdoor BBQs/grills are prohibited in employee-housing areas.

- Keep clothing, bedding, furniture, luggage, and other belongings safely away from heaters. Heater clearances must remain unobstructed.
- No unauthorized space heaters or other high-draw heating appliances are permitted.
- Know the location of exits and fire extinguishers. Report missing or malfunctioning safety equipment immediately.

JM Employee Initials: _____

I. Heat & Energy Use

- When the unit is unoccupied, JM Employees must set the thermostat no higher than 68°F unless Management directs otherwise for weather, maintenance, health/safety, or equipment reasons.
- Management may address excessive or unsafe energy use through warnings and any lawful, disclosed charge. Management will not enter solely to check thermostats except as permitted by applicable law.

J. Plumbing

- Only human waste and reasonable amounts of toilet paper may be flushed. Flushable wipes are strictly prohibited, including products labeled “flushable,” because they clog Boulder Lodge plumbing. Do not flush any wipes, tampons, sanitary products, paper towels, grease, food, or other objects. Boulder Lodge units do not have garbage disposals. No grease, cooking oils, food scraps, food particles, or other food waste of any kind may be washed or rinsed down any sink or drain. All food waste must be disposed of in the trash, and grease and oils must be collected and disposed of properly rather than poured into drains. Damage or plumbing blockages caused by prohibited items, including flushable wipes, may result in a fine or charge to the responsible JM Employee to the extent permitted by applicable law.
- JM Employees may be charged the actual reasonable cost of clearing a blockage or repairing damage caused by prohibited items when responsibility can reasonably be established.

K. Cooking & Appliances

- Units with full kitchens include a refrigerator and oven/stove range. Basic pots/pans and limited cooking utensils may be provided; dishes, cups, silverware, coffee makers, toasters, and similar items are generally not provided.
- In no-kitchen rooms, cooking is limited to the provided microwave. Hot plates, crock pots/slow cookers, Instant Pots, toaster ovens, portable burners, and similar cooking appliances are prohibited in these rooms.
- Small appliances may sometimes be available for seasonal rental on a first-come, first-served basis. Ask Management before using any appliance that creates substantial heat or electrical load.

L. Amenities & Linens

- Seasonal linen rental: \$55, including two sheets, one blanket, one bed pad, one pillow, and one pillowcase. Rented sheets may be exchanged weekly for laundering.
- A mattress/bed pad is required. JM Employees who do not bring one may rent one for \$20 for the season, subject to availability.
- Boulder Lodge does not provide employee-housing towels, bathmats, kitchen towels, soap, or personal-hygiene products. Toilet paper may be purchased at the front desk for \$1 per roll, subject to availability.
- Hot-tub use is permitted subject to posted rules. Towels supplied for motel guests are not for employee-housing JM Employees; JM Employees must use their own towels.
- Use of the pool, hot tub, pool table, and lobby area may be restricted or prohibited by Management during weekends, holidays, and other high-occupancy periods. JM Employees must comply with posted restrictions and Management instructions. These amenities are for authorized Boulder Lodge occupants only: June Mountain employees who do not live at Boulder Lodge are not permitted to use them at any

time. JM Employees may not bring or sneak unauthorized persons onto the property to use these amenities. Violations may result in applicable charges or fines to the extent permitted by law.

- Wi-Fi does not reliably reach all employee units. Wi-Fi is generally available near the office/patio during regular business hours. Streaming capability is not guaranteed.

M. Maintenance & Damage Reporting

- Report maintenance concerns promptly to the front office. Emergency conditions should be reported immediately using the emergency contact appropriate to the situation.
- JM Employees may not make permanent changes to their units without prior written permission from Management. This includes painting, putting nails or screws into walls, mounting fixtures, changing locks, or making other alterations. Fees or charges may apply for unauthorized changes, including the reasonable cost of restoring the unit to its original condition, excluding ordinary wear and tear and subject to applicable law.
- JM Employees are responsible for damage they or their conduct causes beyond ordinary wear and tear, as permitted by law.

N. Enforcement

- Management may document violations and issue written warnings or legally appropriate notices. Repeated or serious violations may jeopardize continued housing.
- Boulder Lodge Management may communicate with Mammoth Mountain/June Mountain department heads or the JM Employee's direct supervisor regarding housing-related concerns, rule violations, or matters affecting housing eligibility, when appropriate and permitted by applicable law.
- A JM Employee who has lawfully vacated or whose right to occupy has lawfully ended may be prohibited from returning to employee-housing areas except with Management's permission. Trespassing concerns may be referred to law enforcement when appropriate.

JM Employee Acknowledgment — Rules & Regulations

I have received, read, and agree to follow Exhibit A, Housing Rules & Regulations.

JM Employee Signature _____	Date _____
Printed Name _____	Unit / Bed _____

EXHIBIT B — 2026–2027 RATES & FEE SCHEDULE

Item	Amount	Notes
Shared 2BR/2BA apartment	\$25/night/person	Generally 4–6 JM Employees
Shared unit	\$28/night/person	Generally 2 JM Employees
Private room, no kitchen	\$30/night/person	Mini-fridge + microwave; no other cooking
Private bedroom/shared unit	\$35/night/person	Private bedroom: \$35/night/person. If second bedroom houses 2 people, each person in that shared bedroom pays \$28/night.
Private full unit	\$55/night/person	Private kitchen, bath, living area
Security deposit	\$500	Refund/accounting subject to applicable law
Application/screening fee	\$50	Non-refundable; subject to applicable law
Seasonal parking permit	\$60	JM Employee vehicles only
Replacement parking permit	\$10	Lost/damaged permit
Lost/re-keyed key	\$50	When replacement/re-keying is reasonably necessary
Lost or damaged shovel	\$50	Shovels signed out at office; driver's license held as collateral until return
Seasonal linen rental	\$55	See Exhibit A
Seasonal mattress/bed-pad rental	\$20	If JM Employee does not provide own
Trash bags	\$0.50 each	Subject to availability
Toilet paper	\$1/roll	Subject to availability
Returned check	\$50	Only to extent permitted by law
Post-move cleaning	Actual/reasonable lawful deduction	Only as permitted by law; no automatic mandatory deposit forfeiture
Damage / plumbing / missing property	Actual reasonable cost	When responsibility is established and charge is permitted by law

No fee, fine, surcharge, or deduction not stated here or in a signed addendum will be imposed unless otherwise authorized by applicable law. This schedule does not limit recovery of actual damages or amounts otherwise lawfully recoverable.

EXHIBIT C — MOVE-IN / MOVE-OUT CHECKLIST

Move-In

- ☐ Photo ID / eligibility verified
- ☐ Agreement signed
- ☐ Rules & Fee Schedule signed/received
- ☐ \$500 security deposit received
- ☐ Application fee received
- ☐ Payment authorization completed (if used)
- ☐ Vehicle registered / parking permit issued
- ☐ Keys issued: _____
- ☐ Room condition documented
- ☐ Bed pad confirmed
- ☐ Forwarding/emergency contact information confirmed

Move-Out

- ☐ At least 7 days' written notice received when practicable
- ☐ Checkout appointment scheduled
- ☐ Personal property removed
- ☐ Trash removed to dumpster
- ☐ Dishes washed / food removed
- ☐ Bathroom and kitchen left reasonably clean
- ☐ Keys returned
- ☐ Parking permit returned (if requested)
- ☐ Damage/condition documented
- ☐ Forwarding address confirmed
- ☐ Final balance reviewed

Forwarding address: _____

JM Employee signature: _____

Management: _____

Checkout date/time: _____

EXHIBIT D — SEASONAL EMPLOYEE HOUSING APPLICATION

A \$50 non-refundable application/screening fee is due with submission, subject to applicable law. Submission does not guarantee housing or a particular room type.

Applicant legal name: _____

Birthdate: _____

Email: _____

Cell phone: _____

Current address: _____

City / State / ZIP: _____

June Mountain position: _____

Supervisor name / phone: _____

Emergency contact name: _____

Emergency contact phone / relationship: _____

Housing & Rental Background

Please list prior landlords/housing contacts for the previous two years, if applicable. If you have limited rental history, Management may request a guarantor/co-signer subject to applicable law.

1. Landlord / contact: _____

Rental address: _____

2. Landlord / contact: _____

Rental address: _____

3. Landlord / contact: _____

Rental address: _____

Guarantor/co-signer (if requested): _____

Phone: _____

Applicant Information

- ☐ I am 18 or older.
- ☐ I have previously lived in the Eastern Sierra.
- ☐ I have previously lived independently.
- ☐ I will bring a vehicle.

Vehicle make/model/license: _____

- ☐ I intend to remain in Boulder Lodge housing for my anticipated seasonal term.

Requested roommate(s), if any: _____

Room Preferences

Rank preferred options 1, 2, 3, etc. Preferences are not guaranteed and assignments depend on availability.

- ☐ Rank ____ \$25/night/person — Shared 2BR/2BA apartment (generally 4–6 JM Employees)
- ☐ Rank ____ \$28/night/person — Shared unit (generally 2 JM Employees)
- ☐ Rank ____ \$30/night/person — Private room, no kitchen

☐ Rank ____ \$35/night/person — Private bedroom/shared unit (see rate details)

☐ Rank ____ \$55/night/person — Private full unit

Language/roommate considerations (optional): _____

Estimated arrival date: _____

Estimated departure date: _____

Additional information: _____

I certify that the information in this application is true and complete to the best of my knowledge. I understand that housing is subject to availability and execution of a separate Seasonal Employee Housing Agreement.

Applicant signature: _____

Date: _____

IMPORTANT CONTACT INFORMATION

Boulder Lodge Main Office	760-648-7533
June Mountain	760-648-7733
Mono County Sheriff — Non-Emergency	760-932-7549
Sierra Park Medical Clinic	760-934-2551
EMERGENCY	911

Management Notes / Addenda

Any property-specific term not already contained in this packet should be written here or attached as a signed addendum. Do not rely on oral changes to rent, deposits, or material housing obligations.
