

## ***Terms & Conditions, Turns for Tenants programme 2022***

Ruapehu Alpine Lifts' (RAL) Turns for Tenants programme creates an incentive for homeowners and landlords to house RAL employees. Landlords can rent a unit, a guest house, an extra bedroom or an entire house.

Qualified landlords and homeowners who rent to an RAL employee will be able to choose from one of the following incentives:

- 1x Anytime Season Pass for yourself or somebody else
- A refund on 1x already purchased Season Pass
- 4 X Anytime Day Passes for use this winter
- A \$500 Food & Beverage voucher to be used on mountain this winter
- A \$500 voucher to use in our retail stores

To qualify for one of the above (hereafter referred to as “incentive(s)”) the homeowner or landlord must first apply to the Turns for Tenants housing program. A landlord must apply for the programme prior to filling vacancies. Agreements made with tenants prior to signing up with the programme are not eligible for incentive(s).

- To apply, fill out the application, and sign the liability release. Applications can be submitted [online](#) or by email: [property@mtruapehu.com](mailto:property@mtruapehu.com); if you are old school & need the paper copy text or call Jo on 027 206 7334.
- The duration of the rental term must be for at least 16 weeks and must start no later than August 1 2022. Long-term leases are also welcome for year-round staff. The duration of a lease should be mutually agreed upon by a tenant and landlord/homeowner.
- Once the application is approved you will be notified, and the rental will be added to a list exclusively available to RAL employees who have committed to working at RAL. This programme excludes family members of landlords/homeowners.
- Employees will contact you if they are interested in your rental. The landlord/homeowner is responsible for the screening and lease signing process. MBIE's Tenancy Services website has a really helpful [pre-tenancy form](#). The homeowner retains full control over the lease terms, the rent to be charged, and all other details of the rent agreement.
- You may not be able to meet face to face with tenants before their desired move in date. Our employees are moving to the area from all across New Zealand



& the world! Messenger, Facetime, or any other methods to discuss the rental situation can go a long way in finding the right tenant.

- Once the vacancy is filled the homeowner or landlord will notify Jo by submitting a signed copy of the rental agreement. We will verify the employee renter qualifies for the programme. If you rent to an individual who has not been approved by Jo you are not eligible to receive the incentive(s).
- If your available rental has been filled by someone who is not a qualified RAL employee, please contact the Property Manager to have your rental removed from our list.
- The incentive(s) will be issued if all requirements of the programme have been met.

- 1) You have applied and have been approved as a Turns for Tenants landlord.
- 2) Your tenant is an eligible employee and contacted you via the programme.
- 3) You have submitted a copy of the lease agreement.

Incentives may take up to one week to process\*

- If a lease is terminated without reasonable cause, the incentive package will be revoked.
- RAL does not evaluate and therefore cannot vouch for an employee's fitness for tenancy. While we attempt to hire only the highest quality and responsible individuals to work at RAL, we cannot make any guarantees that the individual you agree to house will be what you consider a good tenant. RAL does run background checks for certain positions at the ski area, however we suggest if you require further information you obtain this from the tenant.

RAL is looking forward to a successful winter season and would like to invite you to be a part of it.

We welcome any other ideas you have to help our Turns for Tenants programme grow and improve.

If you have any questions or concerns about this programme please feel free to contact the Property Manager, Jo 027 206 7334 or [property@mtruapehu.com](mailto:property@mtruapehu.com).

Again, thank you for your interest in RAL and for your support of our employees!

## ***F.A.Q***

### **How much should I charge for my rental?**

We suggest you use a combination of the market rates as disclosed at <https://www.tenancy.govt.nz/> and an evaluation of what is fair and reasonable.

A lot of our team start close to minimum wage - \$21.20 per hour, and work hours that are dependent on business levels. We recommend rentals be within the range of \$100 and \$300 per person week, it is up to you if you wish to include or charge extra for utilities. Each situation is unique and many factors such as an individual room or entire house will raise or lower that price. We recommend being a great landlord and using the Tenancy Services [Bond lodgement framework](#) - this allows you to collect a bond / damage deposit before allowing any tenant to reserve the rental. Keep in mind most employees starting their winter season are without significant reserves of cash to spend on a deposit - but some may have access to [assistance](#) to do so. There is some legislation on how much rent in advance you can collect (4 weeks).

### **Will RAL help collect rent from employees?**

The Turns for Tenants programme acts as a facilitator that connects available rentals with employees looking to rent. All rental/lease agreements are between the landlord/owner and the tenant.

### **What if I have rented to RAL employees in previous years, not through the Turns for Tenants programme, and plan on renting to them again?**

Thank you for housing RAL employees! The spirit of the programme is to promote community tiaki by making a list of rentals available to our employees currently searching for housing. A landlord must apply for the programme prior to filling vacancies. Agreements made with tenants prior to 31 March 2022 signing up with the programme are not eligible to receive incentive(s).

### **Are there any geographical boundaries my rental must fall in to qualify?**

We do not have limitations on how far away a rental can be. If your rental is further than a 45 minute drive, you may find that employees are not interested in commuting that far.

### **What if my tenant doesn't work out?**

If a tenant proves unsuitable due to their behaviour or a failure to pay their rent, the landlord may terminate the lease without losing the incentive package. If the landlord chooses to terminate the agreement for their own reasons not related to the tenant, the incentive package will be revoked.

Any questions, email Jo [property@mtruapehu.com](mailto:property@mtruapehu.com) or call 027 206 7334.