



2026-2027 Belmont Park – Assistant Trainer Housing Application

The trainer must submit this application for the paid employee identified below. To be eligible, the trainer must fill and maintain at least 15 stalls at Belmont Park during the requested occupancy period. Final approval is subject to a formal housing agreement which will fully outline all rules, financial obligations, and conditions related to the use of assistant trainer housing at Belmont Park. Applications must be fully complete and signed by both parties to be considered.

Application Date	
Requested Occupancy Period (Only Select One)	
2026-2027 Belmont Winter – November 15 – April 11 ☐	Application Deadline: November 1, 2026
2027 Belmont Spring/Summer – April 12 – July 5 ☐	Application Deadline: March 15, 2027
Applicant (Trainer)	
Full name	
Address	
City State ZIP	
Phone	Email
Trainer's Proposed Occupant (Must be Licensed as an Assistant Trainer)	
Full name	
Address	
City State ZIP	
Phone	Email
Position	Employment Start Date

Housing Rules: We each acknowledge receipt of, have read and understand, and agree to comply with all Belmont Park housing rules provided with this application.

Formal Agreement: We understand that an approved application is subject to a formal housing agreement. This application does not itself authorize occupancy; the required agreement must be executed before occupancy begins.

Trainer Accommodation: We understand that this accommodation is provided to the trainer for use at the trainer's discretion for the trainer's paid employee(s), subject to NYRA approval, housing rules and the formal agreement. The trainer confirms that the proposed occupant is their paid employee and that any change to the occupancy of this unit will follow policies and procedures as provided by NYRA.

Future eligibility. We understand that abuse of this privilege may make the trainer and/or the proposed occupant ineligible to apply for such accommodations in the future.

By signing below, each party confirms that the information provided is accurate and agrees to all statements above.

Trainer Signature	Date
Proposed Occupant Signature	Date

Please E-Mail Completed Applications to: [Veronica Gallardo \(VGallardo@nyrainc.com\)](mailto:VGallardo@nyrainc.com)

NYRA Housing Rules

The New York Racing Association, Inc.

Residential Unit Agreement

(Assistant Trainers)

- 1. Obligations of Residential Unit Occupants.** Each Occupant is responsible for keeping his/her Residential Unit clean and free from health and safety hazards. NYRA has implemented the following rules in order to maintain safe and sanitary living and working conditions, the violation of which may result in the imposition of fines, penalties or loss of housing privileges.
- 2. Current Employment Requirement.** In order to be granted and to maintain a residential assignment, Occupants must be employed full-time by a NYRA-credentialed Trainer as an Assistant Trainer. Occupants and the Trainer must notify the Dorm Office if the resident is no longer working for a Trainer. Within seven (7) days of separation from employment, Occupant must vacate the Residential Unit and, if no longer working at a NYRA facility, surrender his/her NYRA badge.
- 3. Termination/Revocation.** Occupancy in a Residential Unit is a privilege, not a right, and can be revoked at the sole and absolute discretion of NYRA.
- 4. Residential Unit Assignments.** No one under the age of 18 will be assigned a room. Assignments and changes of assignments shall be made only by NYRA and units can be occupied only by the person assigned.
- 5. Life Safety.** Tampering with smoke detectors, fire alarms, sprinkler systems, fire extinguishers, or carbon monoxide detectors will be considered an egregious violation and may result in immediate eviction.
- 6. Means of Egress.** Hallways and stairwells must remain free and clear at all times. Storage is not permitted in the common areas.
- 7. Pests.** Occupants are required to report insect or rodent issues to the Dorm Office or Facilities Office immediately. Occupants will not be permitted to transport bedding or clothing to or between any NYRA track that has become infested with bed bugs or other insects. Occupants must follow all directions from NYRA regarding cleaning and/or disposal of bedding and clothing.
- 8. Trash.** Trash must be properly disposed of in NYRA trash containers.
- 9. Non-flushable Items.** Paper towels, feminine products, cleaning rags, leg wraps/bandages, and other like products are not to be flushed down toilets. These products must be disposed of in the trash only.
- 10. Pets.** Pets will not be permitted in the Residential Unit at any time. If an Occupant requires a service animal, he or she must register such animal with the Security Department.

- 11. Strictly Prohibited Items.** Occupants are prohibited from possessing or using illegal drugs, weapons of any kind or highly flammable liquids on NYRA-operated property.
- 12. Visitors.** All visitors must be approved by Security and issued a backstretch pass.
- 13. Locks.** Unauthorized locks shall not be placed on Residential Unit doors. Door keys shall not be duplicated or exchanged.
- 14. Room Cleanliness.** Clothes should be stored properly, and floors must remain reasonably free of clutter and dirt. Occupants are prohibited from hanging clothes from sprinkler pipes.
- 15. NYRA Property.** NYRA-owned appliances and furnishings may not be altered, removed or exchanged by Occupants (i.e., foot lockers, bed frames and mattresses).
- 16. Abandoned Property.** All belongings must be removed upon departure from a Residential Housing Unit, and the room must be left in broom swept condition. NYRA is not responsible for personal belongings left in the room. Items of value left behind when vacating the Residential Units are subject to disposal at NYRA's discretion.
- 17. Maintenance Requests/Air Conditioners.** Requests for maintenance services must be reported to the NYRA Facilities Office or the Dorm Office. Contact information is posted in the Dorm Office. Occupants may not install air conditioners themselves and should make a request to the Facilities Office if installation is required.
- 18. Noise.** Music must be kept at a reasonable volume.
- 19. Damage to Residential Units.** Any damage must be immediately reported to the Dorm Office or Facilities.
- 20. Hearings/Penalties.** Violation(s) of this Agreement will be adjudicated by the Barn Area Violations Panel. Egregious violations (e.g., possession of illegal drugs/weapons or creating a serious health or safety threat) may result in immediate suspension of Residential Unit privileges and/or exclusion from NYRA-operated racetracks.
- 21. Routine Safety and Sanitation Inspections.** By signing below and accepting a Residential Unit assignment, Occupant grants consent to NYRA to enter his or her Residential Unit to conduct routine safety and sanitation inspections. A general inspection schedule will be posted in the Dorm Office, alerting Occupants to the days of the month they can expect each of these inspections to be held. Violations discovered during inspections will be reported to the Security or Facilities Department.
- 22. Emergency Inspections.** Occupant also acknowledges that NYRA may have to enter Residential Units if there is a threat of imminent harm to any Occupant or to the Backstretch Community as a whole. By signing below, Occupant grants consent to NYRA to enter his or her Residential Unit to conduct emergency inspections that may occur at any time and without notice. Failure to permit entry for either routine or emergency inspections may result in termination of Residential Unit privileges.