

Housing

BEFORE ARRIVAL

Contact the Housing Office prior to your arrival to confirm current base housing policies and on or off-base housing availability. For this purpose, you can use [HEAT](#) (Housing Early Assistance Tool).

UPON ARRIVAL

When arriving at Morón Air Base, you are required to go to the **Housing Office** within 2 work days of arrival for the Temporary Lodging Allowance (TLA) briefing and BEFORE entering into any agreement to lease community housing. It is imperative for our customers to understand that overseas tenant/landlord laws differ from those in the US, and as such, so do tenant/landlord rights and responsibilities.

FOR YOUR PROTECTION: DO NOT enter a rental agreement, verbal or written, without consulting the Housing Office.

Most personnel who live off-base reside in the town of Morón de la Frontera in the neighborhood of La Ramira and the township of Utrera. To see what houses are available, you may visit <https://www.homes.mil>. The Housing Office can show you additional residences that will become available in the near future once you arrive on station. To contact the Housing Office, please email: 496abs.ceh@us.af.mil. Additional information can be found at <https://www.housing.af.mil/Home/Units/Moron/>.

Lastly, moving to a new base can be daunting for so many reasons, but nothing is more unsettling than trying to find the best house for you and your family. To help reduce stress, the Key Spouses have compiled a list of things to keep in mind when living off-base in Spain, as well as a list of pros and cons for common neighborhoods both on and off-base.

OFF-BASE HOUSING

Spanish Home Characteristics:

- The refrigerators are much smaller than those Americans are accustomed to.
- Clothing dryers are condenser dryers and tend to take longer to dry. Fortunately, Southern Spain is very sunny; consider hanging clothes out to dry. Additionally, there is a laundromat on base should you wish to wash/dry larger items.
- Not all Spanish homes have central HVAC. It is good practice to open windows once a day to allow proper ventilation.

- European houses tend to be smaller; plan to downsize. A king size bed may be a tight fit, especially in a townhouse or apartment.
- All appliances, TVs, electronics, hair dryers, vacuums, etc. must be checked for voltage. If the item is dual voltage 110/220 volts, 50/60 Hz you can use it with a simple adapter plug. If the item is only 110 volts/50 Hz, you must use a transformer box.
- To help save money on utility bills and energy costs, unplug all transformers and turn off heating/air conditioning when you leave the house.
- Use [ESIOS electricidad · datos · transparencia](#) to determine energy costs real-time.
- Pools are lovely but can be very expensive. Please do your research before accepting a home with a pool.

Neighborhoods

1. La Ramira

La Ramira is a small neighborhood, approximately ten minutes from Morón Air Base. It has approximately 360 Spanish residents.

Pros	Cons
<ul style="list-style-type: none"> ● Large houses, bigger yard, swimming pool, plenty of parking ● Many Americans live in the neighborhood ● Short commute to Morón Air Base ● It is a short drive to Morón de la Frontera for shopping (5 minutes) 	<ul style="list-style-type: none"> ● No grocery stores nearby, only one restaurant within walking distance ● Power outages are not uncommon during summer months ● Internet connection can be unreliable ● The houses tend to have small appliances

2. Utrera

Utrera is a city with an estimated population of 50,000 people. The city has a lot of grocery stores, shopping and services. It also offers entertainment, such as a bowling alley and movie theater.

Pro	Cons
<ul style="list-style-type: none"> ● More opportunities to interact with Spanish locals ● Grocery stores are within walking distance ● You have access to most online delivery services, such as Amazon Spain, as well as takeaway deliveries i.e. Glovo and Just Eats ● Has a train station with a line to Sevilla, and closer proximity to the Sevilla 	<ul style="list-style-type: none"> ● Longer commute to the base for work/school ● Military families are spread out ● Smaller homes. Most do not have a pool, garage or basement. Very little storage and small yards. ● Difficult to get to the base for families with one vehicle ● Can be noisy if you are near the center of

Airport <ul style="list-style-type: none"> There are multiple parks to visit with children, as well as a dog park 	town
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Paying Rent

Rent is paid in Euros, and the method of payment can be made in either cash, or bank transfer. The method of payment shall be agreed upon by the landlord and the renter. At the time of the payment, the landlord must provide the copy of the rental amount, as well as the receipts/bills for utilities, such as electricity, gas, and water.

Here’s an example of rental payment options:

METHOD	AMOUNT	FEES	TOTAL COST	SAVINGS
Personal Check	1000€	Current exchange (1.05) + fee (0.3% or 4€ minimum)	\$1,055	\$43
ATM	1000€	Current exchange (\$1.05) + Reimbursable fee approx. 5€(\$5.26)	\$1,056	\$42
Wise App.	1000€	Current exchange + Using wire transfer (\$4.15)	\$1,061	\$37
Wise App.	1000€	Current exchange + Using debit card transfer (\$12.90)	\$1,070	\$28
NEX	1000€	NEX Current exchange + 2€ service	\$1,071	\$27
BBVA-Wire Transfer	1000€	5€ monthly +Exchange rate (1.05)+ USAA or Navy Federal fee(\$17)	\$1,073	\$25
Banco Santander-Wire Transfer	1000€	16€(\$17.39)monthly +Exchange rate (1.05)+ USAA or Navy Federal fee (\$17)	\$1,085	\$13
Wire Transfer USAA	1000€	Current exchange (\$1.05) + \$ 25 + \$20	\$1,096	\$2
Wise App.	1000€	Current exchange + Using credit card transfer (\$42.81)	\$1,098	\$0

ON-BASE HOUSING

There are approximately 20 housing units on Morón Air Base. Services on base include the Fitness Center with pool access, the NEXMart, Moron Library, Club Andaluz, a gas station, Sevilla Elementary and Middle School, playgrounds, and more.

<p style="text-align: center;">Pros</p> <ul style="list-style-type: none"> All utilities and rent are included, no need to pay bills (except internet). Short commute to work, many residents ride their bike. Great for families with one car American power, American sized appliances, no need to use transformers CE maintains the housing units if there 	<p style="text-align: center;">Cons</p> <ul style="list-style-type: none"> It is not a typical Spanish experience Amazon Spain does not deliver to MFH, and food delivery needs to be picked up at the main gate The lawns need to be maintained, but this can be done via a gardener, or on your own
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are any problems

- The yard is fenced for pets
- Base housing internet is generally faster and more reliable

- There is limited public transportation
- Houses do not have private pools

Renter's Insurance

The US Air Force DOES NOT insure your rental home, government property, or your personal property.

Renter liability insurance is strongly recommended in order for members to protect their tenant rights. Consider buying commercial insurance to protect your personal property, damages to the rental unit, pet related incidents, etc. Some of the most commonly used companies in Spain include AXA Spain, Allianz, Liberty Seguros, MAPFRE, Spanish Insurance Solutions (SIS), Reale Seguros, and more. USAA provides both renters' and property insurance.

Consider buying commercial insurance to protect yourself in case of a major loss. Keep in mind, the landlord is not required to obtain insurance, but can hold you liable if major damage is caused by your negligence or willful misconduct. Specific questions should be directed to the insurance company (i.e. USAA) or the Staff Judge Advocate office. This is a personal choice, but the ramifications of not having insurance can be financially devastating.

Housing Office

Bldg 106

Mon-Fri 0800 - 1700

DSN: 722-8156

COM: +34-955-84-8156

Email: 4966.ABS.C-EH@us.af.mil

Morón Air Base Unaccompanied Member Housing

DSN: 722-8520

COM: +34-95-584-8520

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