

KMC HOUSING AND FMS CUSTOMER SERVICE HOURS

KMC Housing Office

Kapaun, 5th Avenue, Bldg 2020

Using Google Maps:

DSN: 489-6671

KMC Housing Office

Comm: 0631-536-6671

Email: KMCHousing@us.af.mil

CLOSED on German & American Holidays.

*****Closed every 2nd Wednesday of the month for training***

Walk-in Hours:

Monday-Thursday 08:00-11:00 & 13:00-15:00 (No Walk-Ins between 11:00-13:00)

Friday 08:00-11:00 & 1300-1430

Housing Referral Office (HRO):

Inspection of economy houses or landlord issues

DSN: 489-6643/6659

Comm: 0631-536-6643/6659

Furnishing Management Section

Schedule pick-up & drop-off of temporary
furnishings & loaner appliances

DSN: 489-6001

Comm: 0631-536-6001

Furnishings Management Section (FMS)

Einsiedlerhof Air Station, Bldg 720

Using Google Maps:

DSN: 489-6001

FMS (FMO)

Comm: 0631-536-6001

Furniture

Email: 86CES.FMS@us.af.mil

Management Section

CLOSED on German & American Holidays.

Walk-in Hours:

Monday-Thursday 08:00-15:00

Friday 08:00-14:30

OUTPROCESSING CHECKLIST FOR ECONOMY HOUSING

This planning tool helps guide you to properly terminate your off-base housing and request possible reimbursement of TLA. This guide is not inclusive; you will need to contact your providers (cell phone, TMO, utilities, UTAP etc.) for clearing instructions.

*****It is your responsibility to plan accordingly to ensure all actions are completed.*****

1	NOTIFY YOUR LANDLORD: Provide your landlord (LL) a minimum of 30 days written termination notice (form provided). It is recommended, but not required, that you schedule a pre-inspection with your LL. This will allow the LL to provide you with expectations and requirements to clear the house. At the final inspection the LL should sign the Premises Condition/Inventory Form (333A). <i>If rent is being paid by automatic payments, contact your financial institution to stop monthly payment and prorate last month's rent based on the termination date with your LL.</i>
2	CONTACT UTAP: See your respective UTAP office for specific out-processing instructions and contact your utility providers at least 14 days prior to your move-out date. Important Note: UTAP office needs both the final UTAP bills with proof of payment <u>and</u> the final meter readings. Contact your landlord or property manager to schedule final meter readings. Any outstanding balances must be paid, in-full, prior to out-processing from UTAP. <i>If utilities are being paid via automatic payments, contact your financial institution to stop monthly payments <u>after</u> all scheduled payments have been processed.</i>
3	TEMPORARY FURNITURE & LOANER APPLIANCES: You are entitled <i>up to</i> 90 days of temporary bedroom, living room, and dining room furniture prior to your departure so you can arrange for the pickup of your household goods. Contact FMS to arrange for delivery and/or pick-up of temporary furniture and loaned appliances. (DSN 489-6001/ COMM 0631-536-6001).
4	TLA: You are authorized <i>up to</i> the last 10 nights immediately preceding your departure (counting backwards from your Departure/Port Call date). Anything prior to or over the last 10-night period is the service member's financial responsibility. MIL to MIL couples are entitled to 10 concurrent days of TLA, not consecutive, as the room is shared. Contact on-base lodging first. If on-base lodging issues you a Statement of Non-availability (SNA), you must book off-base in the surrounding area. KMC Central Lodging Reservations DSN 480-4920/COMM: 06371-47-4920 or ramstein.lodging@us.af.mil. <u>Under AE Regulation 37-4, TLA is not authorized:</u> • If household goods or temporary furnishings are still inside the home. • If member vacates the home early for personal reasons. • If staying outside the commutable PDS vicinity. • If taking leave outside of the country. • If the member retires/separates from service OCONUS and remains in the PDS area.
5	FINAL WALK-THROUGH: Complete a final walk through with your LL on the day you plan to return the keys. Come prepared with the required Premises Condition/Inventory Form (333A) that you will fill out during the final walk-through. <u>The LL MUST fully complete sections 19 and 20.</u> Don't forget to arrange with the landlord to get your Security Deposit back. Check with your Finance Office for requirements to return the deferred security deposit advance, if necessary.
6	COMPLETE OUT-PROCESSING AT THE HOUSING OFFICE: You must come in-person during walk-in hours to the KMC Housing Office (Kapaun) to clear Housing. During your visit, provide a copy of: ☐ Your-rental termination notice ☐ Premises Condition/Inventory Form (boxes 19 & 20 completed by LL) ☐ A copy of PCS orders. We will complete the forms for your OHA Stop and advise you on your TLA reimbursement. You will be cleared from vMPF and/or a checklist provided by you.
7	SUBMIT TLA CLAIM: Upon checkout, you can claim your TLA via email at KMCHousing@us.af.mil. Upon completion, a copy of the TLA claim will be emailed back to you. Please provide the following information within your e-mail: • Outbound TLA Form (provided by Housing Office) – <i>required</i>. • Itemized lodging receipt – <i>required</i>. • Statement of Non-Availability - if you stayed in an off-base hotel (provided by On Base Lodging Office) • VAT Form - if you stayed in an off-base hotel.

OUTPROCESSING CHECKLIST FOR MILITARY FAMILY HOUSING

This planning tool helps guide you to properly terminate your on-post housing and request possible reimbursement of TLA. This guide is not inclusive; you will need to contact your providers (cell phone, internet, TMO etc.) for specific clearing instructions.

***** *It is your responsibility to plan accordingly to ensure all actions are completed.* *****

1	SCHEDULE YOUR PRE & FINAL INSPECTIONS NLT 40 days prior to your anticipated departure date, you need to schedule your pre- and final inspections in-person with the Housing Assistance team. You must visit the KMC Housing Office (Kapaun) during walk-in hours with a copy of your PCS orders. If you do not yet have orders, only the pre-inspection can be scheduled. Once you receive your orders and your confirmed departure call, you need to visit the office again to schedule your final inspection.
2	TEMPORARY FURNITURE & LOANER APPLIANCES: You are entitled <i>up to</i> 90 days of temporary bedroom, living room, and dining room furniture prior to your departure so you can arrange for the pickup of your household goods. Contact FMS to arrange for pick-up and/or delivery of temporary furniture. (DSN 489-6001/ COMM 0631-536-6001).
3	TLA: Schedule lodging for 3 business days prior to your port call. Authorization for on-base residents is 3-nights, excluding weekends and federal holidays, based on your departure date. When you schedule your Final Inspection, you will be notified how many nights you are allowed. You should first contact on-base lodging. If on-base lodging issues you a Statement of Non-availability (SNA), you must book off-base in the surrounding area. KMC Central Lodging Reservations DSN 480-4920/COMM: 06371-47-4920 or ramstein.lodging@us.af.mil. <u>Under AE Regulation 37-4, TLA is not authorized:</u> • If household goods or temporary furnishings are still inside the home. • If member vacates the home early for personal reasons. • If staying outside the commutable PDS vicinity. • If taking leave outside of the country. • If the member retires/separates from service OCONUS and remains in the PDS area.
4	If you do not have a final inspection date, visit the housing office in-person during walk-in hours as soon as possible to schedule an appointment for your final inspection. You must provide your departure date and a copy of your PCS orders.
5	COMPLETE INSPECTIONS: After your final inspection, you will be cleared from vMPF within 24 hours and/or the inspector will sign off on a checklist provided by you.
6	SUBMIT TLA CLAIM: Upon checkout, you can claim your TLA via email at KMCHousing@us.af.mil. Upon completion, a copy of the TLA claim will be emailed back to you. Please provide the following information within your e-mail: • Outbound TLA Form (provided by Housing Office) – <i>required</i>. • Itemized lodging receipt – <i>required</i>. • Statement of Non-Availability - if you stayed in an off-base hotel (provided by On Base Lodging Office) • VAT Form - if you stayed in an off-base hotel.

RENTAL TERMINATION NOTICE

Notification Date: _____

Dear Mr./Ms.
/Sehr geehrte(r) Herr/Frau _____,
(Landlord's Name)

I would like to give notice of termination in accordance with the rental contract for the termination date of _____.
(Date)

Ich kündige Ihnen hiermit fristgemäß laut Mietvertrag mein mit Ihnen bestehendes Mietverhältnis zum _____.
(Date)

I will leave the quarters in an acceptable condition in accordance with the contract. After the cleaning, I will return the keys to you. You can reach me at the address below in case of any unpaid bills.

Die Wohnung/Das Haus wird von mir so verlassen, wie es laut Mietvertrag verlangt wird. Nach Reinigung der Wohnung werde ich Ihnen die Schlüssel übergeben. Eventuelle Forderungen an mich bitte ich an meine Militäradresse zu richten.

Mit freundlichen Grüßen,

(Tenant's Signature / Unterschrift des Mieters)

Rank, Name: _____

Organization: _____

Phone: _____

Termination received/Kündigung erhalten:

(Date/Datum) _____ (Landlord's Signature / Unterschrift des Vermieters)

RENTAL TERMINATION NOTICE

Notification Date: _____

Dear Mr./Ms.
/Sehr geehrte(r) Herr/Frau _____,
(Landlord's Name)

I would like to give notice of termination in accordance with the rental contract for the termination date of _____.
(Date)

Ich kündige Ihnen hiermit fristgemäß laut Mietvertrag mein mit Ihnen bestehendes Mietverhältnis zum _____.
(Date)

I will leave the quarters in an acceptable condition in accordance with the contract. After the cleaning, I will return the keys to you. You can reach me at the address below in case of any unpaid bills.

Die Wohnung/Das Haus wird von mir so verlassen, wie es laut Mietvertrag verlangt wird. Nach Reinigung der Wohnung werde ich Ihnen die Schlüssel übergeben. Eventuelle Forderungen an mich bitte ich an meine Militäradresse zu richten.

Mit freundlichen Grüßen,

(Tenant's Signature / Unterschrift des Mieters)

Rank, Name: _____

Organization: _____

Phone: _____

Termination received/Kündigung erhalten:

(Date/Datum) _____ (Landlord's Signature / Unterschrift des Vermieters)



Housing Early Assistance Tool

Housing Services BEFORE you PCS!

Receive Housing Information Faster

HEAT allows Service members, DoD Civilians and families to contact Housing Service Centers at multiple Air Force installations BEFORE they receive their Permanent Change of Station (PCS) orders.

HEAT standardizes your experience with Housing by delivering an easy user interface to find information quickly. There are no CAC requirements so spouses can use the tool as well, needing only minimal information about their sponsor to get started.

Available Air Force wide 24/7

- Search BEFORE orders to multiple Air Force installations
- Standardizes your experience with Air Force Housing
- No CAC requirements so spouses can access too
- Getting started with HEAT is easy!

<https://www.homes.mil/heat>



Helping Airmen and
their Families Transition
to their New Homes



ECONOMY HOUSING EXIT SURVEY

We value feedback regarding your experience living within the greater Kaiserslautern Military Community.

Street Address:	Apartment:							
City:								
Landlord's Name:								
Tenant's Name:								
Dates of Occupancy:	From:		To:					
Moving To:	Departure			On-Base			Economy	
Move In							Yes	No
Did landlord offer assistance or information which aided with utilities activation or transfer?								
Was landlord present for the pre-inspection and condition inventory?								
Occupancy							Yes	No
Was the landlord responsive to maintenance and repair issues?								
Did the property satisfactorily meet expectations set at initial occupancy?								
Move Out								
Was the landlord reasonable in assessing damages beyond reasonable wear and tear?								
Did landlord communicate intent to refund security deposit in less than the maximum of six months allowed by law?								
Overall Assessment								
Recommend renting this property								
Recommend renting from this landlord								
Would you be willing to provide a copy of this survey to your landlord?								
Additional Comments								

Please return to the housing office or email to KMCHousing@us.af.mil

PREMISES CONDITION / INVENTORY (GERMANY) ZUSTANDSBERICHT DER RÄUMLICHKEITEN (DEUTSCHLAND)				1. DATE (YYYYMMDD) (DATUM (JJJJMMTT))	
AUTHORITY: 10 U.S.C. 9775 (FO32 AF CE D). Quarters assignment guidance. PRINCIPAL PURPOSE: To document the rental agreement between the landlord and military member. ROUTINE USES: Personal information is used to establish individual files of community support housing tenants. Also used to input data for automated products which in turn are used to mechanically forecast projected community negotiation of a rental agreement or entitlement to housing furniture. In addition to those disclosures generally permitted under 5 U.S.C. 552a(b) of the Privacy Act, these records or information contained therein may not be disclosed by the base housing office outside the DOD. DISCLOSURE: Voluntary.					
2. PROPERTY ADDRESS (Anschrift)				3. TYPE OF INSPECTION (Art der Inspektion)	
				☐ CHECK IN (Einzug) ☐ CHECK OUT (Auszug)	
4. LANDLORD'S / AGENT'S NAME (Last, First, Middle Initial) (NAME DES VERMIETERS ODER DER AGENTUR (Familienname, Vorname und Mittelinitialen))				5. PHONE NUMBER (Telefon-Nr.)	
6. TENANT'S NAME (Last, First, Middle Initial) (NAME DES MIETERS (Familienname, Vorname und Mittelinitialen))				7. PHONE NUMBER (Telefon-Nr.)	
8. METER READINGS (Zählerstände)					
	ELECTRIC (Strom)	OIL (Öl)	GAS (Gas)	WATER (Wasser)	MISCELLANEOUS (Sonstiges)
START (Beginn)					
END (Ende)					
9. CONDITION CODES (Zustandsbeschreibungen, Abkürzungen)					
BR: BROKEN (zerbrochen) BU: BURNED (Brandfleck) CR: CRACKED (gespalten) N: NEW (neu) OL: OLD (alt) MO: MOLDY (moderig) SO: SOILED (schmutzig) SC: SCRATCHED (zerkratzt) G: GOOD (gut) MR: MARKED (gezeichnet) ST: STAINED (fleckig) TO: TORN (zerrissen) WA: WARPED (verzogen) F: FAIR (noch gut) SE: SEE REMARKS (siehe Bemerkungen)					
10. KITCHEN (Küche)					
	Condition (Zustand) - Quantity (Anzahl)	Condition (Zustand) - Quantity (Anzahl)	Miscellaneous Items (Verschiedenes)	Condition (Zustand) - Quantity (Anzahl)	
Floor (Fussboden)		Walls (Wände), Paint (Farbe), Wallpaper (Tapete)			
Sink (Spüle)		Ceiling (Decke)			
Window (Fenster)		Wiring outlets (Elektro-Anschlüsse)			
Windowsills (Fensterbretter)		Lights (Lampen)			
Curtains (Vorhänge)		Fixtures (Armaturen)			
Blinds (Rolladen)		Fridge/Freezer (Kühl-Gefrierschrank)			
Cabinets (Schränke)		Range (Herd)			
Doors (Türen)		Dishwasher (Geschirrspüler)			
Keys (Schlüssel)		Smoke Detector (Rauchmelder)			
11. LIVING ROOM (Wohnzimmer)					
	Condition (Zustand) - Quantity (Anzahl)	Condition (Zustand) - Quantity (Anzahl)	Miscellaneous Items (Verschiedenes)	Condition (Zustand) - Quantity (Anzahl)	
Floor (Fussboden)		Walls (Wände), Paint (Farbe), Wallpaper (Tapete)			
Window (Fenster)		Ceiling (Decke)			
Windowsills (Fensterbretter)		Wiring outlets (Elektro-Anschlüsse)			
Curtains (Vorhänge)		Lights (Lampen)			
Blinds (Rolladen)		Keys (Schlüssel)			
Doors (Türen)		Smoke Detector (Rauchmelder)			
12. DINING ROOM (Esszimmer)					
	Condition (Zustand) - Quantity (Anzahl)	Condition (Zustand) - Quantity (Anzahl)	Miscellaneous Items (Verschiedenes)	Condition (Zustand) - Quantity (Anzahl)	
Floor (Fussboden)		Walls (Wände), Paint (Farbe), Wallpaper (Tapete)			
Window (Fenster)		Ceiling (Decke)			
Windowsills (Fensterbretter)		Wiring outlets (Elektro-Anschlüsse)			
Curtains (Vorhänge)		Lights (Lampen)			
Blinds (Rolladen)		Keys (Schlüssel)			
Doors (Türen)		Smoke Detector (Rauchmelder)			
13. BATHROOM/TOILET (Bad, Toilette)					
	Condition (Zustand) - Quantity (Anzahl)	Condition (Zustand) - Quantity (Anzahl)	Miscellaneous Items (Verschiedenes)	Condition (Zustand) - Quantity (Anzahl)	
Floor (Fussboden)		Walls (Wände), Paint (Farbe), Wallpaper (Tapete)			
Window (Fenster)		Ceiling (Decke)			
Windowsills (Fensterbretter)		Wiring outlets (Elektro-Anschlüsse)			
Curtains (Vorhänge)		Lights (Lampen)			
Blinds (Rolladen)		Bath Tub (Badewanne)			

14. BATHROOM/TOILET (Continuation) (Bad, Toilette) (Fortsetzung)				
Condition(Zustand) - Quantity (Anzahl)		Condition(Zustand) - Quantity (Anzahl)		Miscellaneous Items (Verschiedenes)
Doors (Türen)		Shower(Dusche)		
Keys (Schlüssel)		Toilet (Toilette)		
Cabinets (Schränke)		Sink (Waschbecken)		
Mirror (Spiegel)		Bathroom fixtures (i.a. Towel Rack)(Badezubehör, z.B. Handtuchhalter)		
Fixtures (Armaturen)				
Additional Guest Toilet (Zusätzliche Gästetoilette) :		Sink (Waschbecken)		Toilet (Toilette)
Walls (Wände), Paint (Farbe), Wallpaper (Tapete), Tiles (Fliesen)				
Bathroom fixtures (i.a. Towel Rack) (Badezubehör, z.B. Handtuchhalter)				

15. BEDROOMS (Schlafzimmer)				
	Condition (Zustand) - Quantity (Anzahl)			
	Room 1 (Raum 1)	Room 2(Raum 2)	Room 3(Raum 3)	Room 4(Raum 4)
Floor (Fussboden)				
Window (Fenster)				
Windowsills (Fensterbretter)				
Curtains (Vorhänge)				
Blinds (Rolladen)				
Doors (Türen)				
Keys (Schlüssel)				
Ceiling (Decke)				
Wiring outlets (Elektro-Anschlüsse)				
Lights (Lampen)				
Walls (Wände), Paint (Farbe), Wallpaper (Tapete)				
Smoke Detector(Rauchmelder)				

16. OTHER AREAS, ITEMS AND EXTERIOR (Andere Räumlichkeiten, Gegenstände und Aussenanlagen)				
Condition(Zustand) - Quantity (Anzahl)		Condition(Zustand) - Quantity (Anzahl)		Miscellaneous Items (Verschiedenes)
Entrance keys (Haustürschlüssel)		Driveway(Einfahrt)		Hallway Smoke Detector(Rauchmelder Flur)
Mailbox keys (Briefkastenschlüssel)		Shrubs (Sträucher)		
Garage (Garage)		Lawn (Rasen)		
Remote (Fernbedienung)		Trees(Bäume)		
Balcony (Balkon)		Patio (Terrasse)		
Garbage Bin(Müllbehälter)		Deck (Boden)		

17. REMARKS (Bemerkungen)

18. I hereby state that the above information is correct and all parties involved are in full agreement.
(Mit meiner Unterschrift bestätige ich, dass alle gemachten Angaben richtig sind und in Übereinstimmung getroffen wurden.)

a. PRINTED NAME OF TENANT (Last, First, Middle Initial) (NAME DES MIETERS in Druckbuchstaben (Familienname, Vorname, Mittelinitialen))	b. SIGNATURE (Unterschrift)	c. DATE (YYYYMMDD) (Datum (JJJJMMTT))
d.PRINTED NAME OF LANDLORD (Last, First, Middle Initial) (NAME DES VERMIETERS in Druckbuchstaben (Familienname, Vorname, Mittelinitialen))	e. SIGNATURE (Unterschrift)	f. DATE (YYYYMMDD) (Datum (JJJJMMTT))

19. TO BE COMPLETED AT TIME OF TERMINATION (Bei Beendigung des Mietverhältnisses auszufüllen)

Quarters condition(Wohnungszustand) ☐ has (hat sich) / ☐ has not (hat sich nicht) changed (verändert). Outstanding bills are (Zu zahlen sind noch) :		
a. RENT UNTIL (Miete bis) COST (Betrag) (EURO)	b. UTILITIES (Nebenkosten) COST (Betrag) (EURO)	
c. DAMAGES (Beschädigungen)		COST (Betrag) (EURO)

20. With my signature I verify that all debts have been settled and I have no further claim against the tenant.
(Mit meiner Unterschrift bestätige ich, dass alle Schulden beglichen sind und dass ich keine weiteren Ansprüche an den Mieter habe.)

a. PRINTED NAME OF LANDLORD (Last, First, Middle Initial) (NAME DES VERMIETERS in Druckbuchstaben (Familienname, Vorname, Mittelinitialen))	b. SIGNATURE (Unterschrift)	c. DATE (YYYYMMDD) (Datum (JJJJMMTT))
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