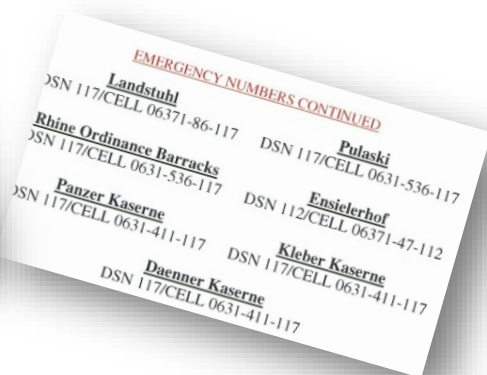


Briefing Package

- Military -



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 Housing Time*

Walk-in Hours:

Monday-Thursday 0800-1100 & 1300-1500

Friday 0800-1100 & 1300-1430

(No Walk-Ins between 1100-1300)

Closed on German & American Holidays and the 2nd Wednesday of each month

Housing Referral Office (HRO):

Inspection of economy houses, rental contract certifications, or landlord issues

DSN: 489-6643/6659 Comm: 0631-536-6643/6659

Furnishings Management Section (FMS)

**Einsiedlerhof Air Station, Bldg 720 OR
KMC Housing Office on Kapaun**

Using Google Maps:

DSN: 489-6001

FMS (FMO) Furniture
Management Section

Comm: 0631-536-6001

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

CLOSED on German & American Holidays.

Walk-in Hours:

Peak Season (1 May- 30 Sep) Monday-Friday 07:30-15:30

Non-Peak Season (1 Oct- 30 Apr) Monday-Thursday 08:00-15:30 & Friday 08:00-14:30

APPLICATION FOR ASSIGNMENT TO HOUSING <i>(Please read Privacy Act Statement and Instructions on Page 3 before completing form.)</i>	OMB No. 0704-0705 Expires 20290131
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SECTION I - APPLICANT INFORMATION

The public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing the burden, to the Department of Defense, Washington Headquarters Services, at whs.mc-alex.esd.mbx.dd-dod-information-collections@mail.mil. Respondents should be aware that notwithstanding any other provision of law, no person shall be subject to any penalty for failing to comply with a collection of information if it does not display a currently valid OMB control number.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE ABOVE ORGANIZATION.

1a. TYPE OF HOUSING PREFERENCE <i>(X as applicable) (See Instructions for definitions)</i> <input type="checkbox"/> Community (Economy) Housing <input type="checkbox"/> DoD Owned/Leased Housing (Military Family Housing)	1b. SSN:
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2. APPLICANT/SPONSOR

a. NAME <i>(Last, First, Middle Initial)</i>	b. PAY GRADE	c. DoD ID	d. DoD COMPONENT/MILITARY SERVICE DEPARTMENT
--	--------------	-----------	--

3. MARITAL STATUS *(X one)*

Married Single Single with Dependent(s) *(less than 50% time with)* Single with Dependent(s) *(50% or more time with)*

4a. CURRENT ADDRESS <i>(Temporary Lodging Facility, Dorms/Barracks, Other)</i>	4b. CONTACT EMAIL ADDRESS(ES) Government: Personal:
---	--

5. TELEPHONE NUMBERS <i>(Include Area Code)</i>	TEXT TO CELL PERMITTED? <i>(X if yes)</i>
a. HOME	b. DUTY <i>(DSN or Commercial)</i>
c. CELL PHONE	

6. STATUS OF APPLICANT *(X one)*

Military Member Military Spouse DoD Civilian Other

7. SEPARATED FROM DEPENDENTS: <i>(X one)</i> <input type="checkbox"/> Voluntarily <input type="checkbox"/> Involuntarily <input type="checkbox"/> N/A	8. REQUEST HOUSING FOR: <i>(X one)</i> <input type="checkbox"/> Self and Dependents <input type="checkbox"/> Self Only
---	--

9. DO YOU HAVE A NOTARIZED POWER OF ATTORNEY (POA) SPECIFIC TO OBTAINING HOUSING? (IF MILITARY SPOUSE APPLICANT) *(X one)*

No Yes *(If Yes, be prepared to show the POA when applying for housing.)*

10a. INSTALLATION/ORGANIZATION TRANSFERRED FROM	11a. INSTALLATION/ORGANIZATION TRANSFERRED TO
--	--

10b. LOSING UIC	11b. GAINING UIC
------------------------	-------------------------

SECTION II - MEMBER INFORMATION

12. DATES <i>(Enter dates in DDMMYYYY format)</i>	(1) Member	(2) Dual Military Spouse	<i>(Enter dates in DDMMYYYY format)</i>	(1) Member	(2) Dual Military Spouse
a. Date of Rank			g. Date of Birth		
b. Date Entered Active Service			h. Date of Marriage		
c. Expiration of Obligated Service (EOS)			i. Date Eligible to Return from Overseas (DEROS)		
d. Official Departure Date from losing duty station			j. Special Housing Needs <i>(wounded warrior, medical provider, etc.)</i>		
e. Official Report/Arrival Date at gaining duty station					
f. Estimated Family Arrival Date					

13. AUTHORIZATION FOR RELEASE OF PERSONAL DATA
 I authorize release of personal data herein to the Privatization Housing Partner at the base where I am applying for housing.

a. SIGNATURE OF APPLICANT	b. DATE <i>(DD/MM/YYYY)</i>
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SECTION III - MILITARY SPOUSE AND/OR DUAL-MILITARY APPLICANT *(If applicable)*

14a. NAME <i>(Last, First, Middle Initial)</i>	14b. CONTACT EMAIL ADDRESSE <i>(Personal & Government)</i>	14c. DoD ID
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14d. CELL PHONE NUMBER	TEXT TO CELL PERMITTED? <i>(X if yes)</i>	14e. SSN
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14f. INSTALLATION/ORGANIZATION	14g. UIC	14h. PAY GRADE
---------------------------------------	-----------------	-----------------------

SECTION IV - DEPENDENT INFORMATION

15. AUTHORIZED DEPENDENTS RESIDING WITH ME *(Continue on plain paper if more space is needed.)*

a. Name <i>(Last, First, Middle Initial)</i>	b. Date of Birth <i>(DDMMYYYY)</i>	c. Sex	d. Relationship	e. Remarks <i>(Requested exceptions, access-related modifications needed, Exceptional Family Member Program (EFMP) participation, expected additions to family, etc. Additional documentation may be requested)</i>
		<input type="checkbox"/> M <input type="checkbox"/> F		
		<input type="checkbox"/> M <input type="checkbox"/> F		
		<input type="checkbox"/> M <input type="checkbox"/> F		
		<input type="checkbox"/> M <input type="checkbox"/> F		
		<input type="checkbox"/> M <input type="checkbox"/> F		
		<input type="checkbox"/> M <input type="checkbox"/> F		

SECTION V - COMMUNITY HOUSING / HOUSING DATA

16a. ON BASE HOUSING COMMUNITY DESIRED (X as applicable) Note: only available to accompanied service members or dual-military couples.

RAMSTEIN VOGELWEH LANDSTUHL

16b. PLEASE INDICATE IF ANY OF THE FOLLOWING APPLY TO YOU (X and complete as applicable)

<i>UDR (Unaccompanied Dependent Restricted)</i> <input type="checkbox"/>	<i>AOR (Area of Responsibility)</i> <input type="checkbox"/>	<i>ITT (Intra-Theater Transfer)</i> <input type="checkbox"/>
---	---	---

17. SERVICE ANIMAL (X and complete as applicable)

a. Have? (X one)	b. Number of Service Animals	c. Type(s) of Service Animals	d. If Dog, Breed(s) and Weight(s)
<input type="checkbox"/> Yes <input type="checkbox"/> No			

18. PETS (X and complete as applicable)

a. Have Pets? (X one)	b. Number of Pets	c. Type(s) of Pet(s)	d. If Dog, Breed(s) and Weight(s)
<input type="checkbox"/> Yes <input type="checkbox"/> No			

19. REMARKS

SECTION VI - HOUSING REFERRAL CERTIFICATE

20. I have received a listing of the housing restrictions approved by the Installation Commander (if applicable) and I will not reside in any property on the restricted list.

(Initial the applicable box) Yes No N/A

21. I have been (1) briefed on the services provided by the Military Housing Office, (2) have been given the Plain Language Brief, (3) briefed on the DoD program on equal opportunity for military personnel in off-base housing, and (4) briefed on non-discrimination based on national, state and local laws. In addition, if any facility refuses to rent or sell to me or if I have reason to believe I am being discriminated against, I will promptly notify the Military Housing Office who will advise me of next steps.

(Initial the applicable box) Yes No

SECTION VII - SIGNATURE AND DATE

22a. SIGNATURE OF APPLICANT	22b. DATE (DDMMYYYY)

SECTION VIII - DISPOSITION (To be completed by the Gaining Military Housing Office)

23. APPLICATION PLACEMENT

a. APPLICATION RECEIVED (DDMMYYYY)	b. APPLICANT HOUSING TYPE PLACEMENT (X one)	
	<input type="checkbox"/> Government Owned <input type="checkbox"/> Government Leased <input type="checkbox"/> Privatized <input type="checkbox"/> Community	
c. NUMBER OF BEDROOMS AUTHORIZED	d. REFERRAL DATE TO PRIVATIZATION PROPERTY MANAGEMENT OFFICE (DDMMYYYY) (if applicable)	
e. APPLICANT PLACED ON WAITING LIST (X one)	f. WAITLIST ELIGIBILITY DATE (DDMMYYYY)	g. WAITLIST GRADE CATEGORY
<input type="checkbox"/> Yes <input type="checkbox"/> No		
h. DATE UNIT ASSIGNED (DDMMYYYY)	i. ASSIGNED UNIT ADDRESS	j. NUMBER OF BEDROOMS ASSIGNED
k. GAINING MILITARY HOUSING OFFICE (Signature)		l. DATE SIGNED (DDMMYYYY)

APPLICATION FOR ASSIGNMENT TO HOUSING**PRIVACY ACT STATEMENT**

AUTHORITY: 10 U.S.C. 133b, Under Secretary of Defense for Acquisition and Sustainment (USD (A&S)); DoD Directive 5135.02, Under Secretary of Defense for Acquisition and Sustainment (USD (A&S)); DoD Directive 5135.03, Deputy Under Secretary of Defense for Acquisition and Sustainment (DUSD (A&S)); DoDM 4165.63, DoD Housing Management.

PRINCIPAL PURPOSE(S): To apply for assignment to housing. This information may also be used to determine eligibility for housing as well as determine the priority and appropriate waiting list.

ROUTINE USE(S): Disclosure of records are generally permitted under 5 U.S.C. 552a(b) of the Privacy Act of 1974, as amended. See the applicable system of records notice for a listing of the routine uses. NM 11101-1, family and Unaccompanied Housing Program, located at: <https://pclt.defense.gov/DIRECTORATES/Privacy-and-Civil-Liberties-Directorate/Privacy/SORNsIndex/DOD-Component-Notices/DOD-Wide-Article-List/>

DISCLOSURE: Voluntary. However, failure to provide all information or correct information may result in our inability to assign you or your family to appropriate living quarters or provide housing services.

INSTRUCTIONS**GENERAL INSTRUCTIONS.**

This form provides the Military Housing Offices (MHO) with information that will be used to provide the applicant with community (off-base), privatized, or DoD owned/leased housing.

SECTION I - APPLICANT INFORMATION**1a. Type of Housing Preference (definitions).**

Community Housing – Private-sector or off-base housing located within a defined market area. This does not include privatized housing units owned by privatized housing Providers on Military installations.

DoD Owned/Leased Housing – Military Family Housing that the DoD owns, leases, obtains by permit, or otherwise acquires for dual-military couples and service members with command-sponsored dependents. This is also referred to as "Government-controlled housing". It does not include privatized housing.

1b. Social Security Number of Sponsor.

2. Applicant.

- a. Enter applicant's legal name.
- b. Enter applicant's pay grade.
- c. Enter applicant's DoD ID # (located on your CAC).
- d. Enter DoD Component/Military Service Department.

3. – 8. Self-explanatory.

9. Power of Attorney (POA): To apply for housing in the service member's absence, a specific POA is required. The service member can obtain this legal document for the spouse from the installation's Legal Assistance Office. This POA authorizes the spouse to sign lease agreements and manage all related finances on the service member's behalf. The original POA document must be presented at the housing appointment.

10-11. Self-explanatory.

SECTION II – MEMBER INFORMATION.

12-13. Self-explanatory.

SECTION III – MILITARY SPOUSE AND/OR DUAL-MILITARY APPLICANT

14. Self-explanatory.

SECTION IV – DEPENDENT INFORMATION

15. a-e. Self-explanatory.

SECTION V – COMMUNITY HOUSING / HOUSING DATA

16a. Preferred On-Base community for eligible Military Family Housing applicants

16b. Select only if eligible for authorized entitlement.

17-19. Self-explanatory.

SECTION VI – HOUSING REFERRAL CERTIFICATE

20-21. Self-explanatory.

SECTION VII – SIGNATURE AND DATE

22. Self-explanatory.

SECTION VIII – DISPOSITION

23. Self-explanatory.



TEMPORARY LODGING ALLOWANCE (TLA)



The following information is provided to inform you of TLA policies IAW the Financial Management Regulation (FMR), AFI 32-6000 and AE 37-4.

____ TLA is authorized to partially reimburse you for more than normal expenses incurred as a result of occupying temporary quarters. It is authorized in the PDS (Permanent Duty Station) area only.

____ Reimbursement is based on availability of either government or off-base economy housing, whichever is earlier, regardless of whether you are applying for government housing or prefer to live off-base. If you elect off-base housing you must aggressively seek off-base housing and provide a landlord contact sheet when you file your TLA reimbursement request. Your TLA must be reviewed in 15 day increments. Within the first 15 days, you should view a minimum of three dwellings. Each subsequent 15 day increments, you should view at least an additional six dwellings. A Rental Contract should be obtained and submitted in the first 30 days. Continuation of TLA will be based on your demonstrated diligence in seeking permanent housing and availability.

____ **If you refuse to occupy available government-controlled quarters, TLA is terminated the first date Furnishings Management Section (FMS) can deliver loaner furniture to the available quarters.** A “No Show” for a scheduled FMS delivery or self-pick-up within the PDS area from the warehouse constitutes termination of TLA. If an economy contract is furnished, TLA is terminated the contract effective date.

____ **If you choose to initiate a rental contract for a home that is not readily available, or that has not been inspected by our office, TLA may be terminated if the housing manager determines there are adequate homes are available for immediate occupancy.**

____ Personal preference issues such as, furniture limitations, school districts, and size are NOT justification for an extension. To continue to receive additional TLA, you should only look at rentals that are immediately available due to the limited number of days TLA authorized and the time it takes FMS or TMO to deliver loaner furniture to the economy. **TLA extensions will not normally be approved when referral listings are available within your bedroom entitlement, Overseas Housing Allowance (OHA) ceiling, and commuting distance. TLA extension requests must reach the housing management office before the end of the 60 day arrival period. Approval/Disapproval authority is USAEUR G1.**

**Additional situations may apply and are subject to KMC Housing Office approval.

Please contact a housing representative for any questions. **

Member's Signature: _____ Date: ____/____/____ Received Copy: _____
(Member's Initial)

SEX OFFENDER DISCLOSURE AND ACKNOWLEDGEMENT

Attach to application for military, government-managed and privatized housing

I, _____, have read and understand the policy. By signing this document, I certify under a penalty of perjury that neither I nor any person living in my household is a registered sex offender or required to register as a sex offender. I understand I am required to notify the installation housing office immediately if circumstances change so that this certification is no longer true. I understand the policies, procedures and consequences below apply to those persons who will reside with me, all of whom are listed on the DD Form 1746, *Application for Assignment to Housing*.

POLICIES

Air Force Installations requires full disclosure from persons applying for military, government-managed or privatized housing who are sex offenders or who intend to have dependents who are sex offenders reside with them.

If you, or an authorized dependent who will reside with you, are found to be registered or are required to register as a sex offender under the laws of any state, you could be denied residency in Air Force military, government-managed and privatized housing.

If you, anyone living in your household or visitor is found to be a sex offender after you take occupancy, you may be subject to eviction and/or barment from the Installation.

Installation Commanders are authorized to approve or disapprove applications from persons for residency in military, government-managed and privatized housing when they or another prospective resident of the home is a sex offender.

PROCEDURES

Applicants who cannot sign this form because they or a dependent who will reside in the home with them is a sex offender will be required to submit written information and documentation, which may include but is not limited to the following, in order to be considered for housing by the Installation Commander:

1. Whether the sex offender is the military member, civilian or dependent.
2. Nature and circumstances of the offense.
3. Exact criminal statute or law under which the person was convicted.
4. State or jurisdiction where the offense occurred and was adjudicated.
5. Elapsed time since the offense was committed.
6. Age of the offender at the time the offense was committed.
7. Age of the victim at the time the offense was committed.
8. Evidence that tends to demonstrate offender's rehabilitation, exemplary conduct, or other commitment to obeying the law.
9. Whether the conviction requiring registration has been reversed, vacated, or set aside, or if the registrant has been granted unconditional pardon of innocence for the offense requiring registration.
10. Conditions of parole/probation or monitoring, if any.

CONSEQUENCES

Falsification of this form or any other information pertaining to your criminal history or sexual offenses will result in immediate denial of your application for or retention of military, government-managed or privatized housing.

AF Form 4422 20100712

Signature of Applicant

Date

Recommended Insurances to Protect You from Financial Disaster

Accidents happen and, in Germany, they can be expensive. Three essential but affordable insurances can save you and your loved ones from costly harm.

Private Liability Insurance (Private Haftpflicht)

One simple mistake can cost you thousands. If you accidentally injure someone or damage their property, private liability insurance covers the costs. From leaky washing machines to cracked bathroom tiles and scratched flooring, you may find yourself owing your Landlord a decent amount to cover renovation costs. Even if you knock over an expensive item in a store, damage a friend's belongings, or cause an accident as a pedestrian or cyclist, this insurance pays for claims and legal fees, preventing financial ruin.

Renters Insurance (Hausratversicherung)

Imagine losing everything to a fire, burglary, or water damage. Renters insurance protects your belongings, including furniture, electronics, and clothing. It also covers costs if your home is uninhabitable due to damage. This small investment ensures you won't have to replace everything out of pocket. If you currently have a renters insurance policy through your stateside agency, be sure to make them aware that you are currently international, to ensure that the coverage is applicable in Germany.

Pet Liability Insurance (Haustier Haftpflichtversicherung)

If your dog bites someone or damages property, you are legally responsible. Pet liability insurance covers medical expenses, legal fees, and repair costs, protecting you from expensive claims. Some breeds are even required by law to have this coverage, making it essential for pet owners.

Get Covered Today

These insurances are affordable, but invaluable in protecting you from financial hardship. Contact your preferred insurance provider today or search online to compare policies and get the best coverage for your needs.

Signature: _____

Date: _____



WAITLIST LOCATION PREFERENCE

Rank: _____ Name: _____

Date of Rank: _____ DOD ID#: _____

Duty Phone: _____ Home Phone: _____ Cell Phone: _____

Military Email: _____ Home Email: _____

Housing Location Preference (Checkmark): Vogelweh Ramstein Landstuhl
(Caution on preference-wait time will increase)

SIGNATURE _____ DATE _____

<i>To be Completed by Housing Counselor:</i>		
Preference annotated in eMH:	Counselor Initials:	Date:



Available Inventory by Category



Category	Bedrooms	Vogelweh	Ramstein	Landstuhl
JRNCO	2	SW only	N/A	SW only
	3	*TH & SW	TH only	*TH & SW
	4	TH only	TH only	*TH & SW
SRNCO	3	TH only	TH only	*TH & SW
	4	TH only	TH only	*TH & SW
Chief Prestige	3	TH only	TH only	N/A
	4	TH only	TH only	TH only
CGO	2	TH only	N/A	N/A
	3	TH only	SW only	N/A
	4	TH only	SW only	N/A
FGO	3	TH only	TH only	TH only
	4	TH only	*TH & SW	TH only
SO	4	TH only	TH only	TH only

* TH-TOWNHOUSE & SW-STAIRWELL (No Home Style Preference is Available, Only Location)

LANDLORD CONTACT SHEET - TLA REVALIDATION

I understand that I must aggressively search for housing to continue to qualify for TLA. Housing may not be turned down because the landlord does not accept pets or because the house is not in a preferred school district. It is **MANDATORY** that I validate my TLA claim in the Housing Office **every 10-15 days**. Unexcused failure to comply with the diligent search requirement could cause forfeiture of TLA entitlement.

CONTACT DATE	ADDRESS OF RENTAL UNIT (STREET, # AND TOWN)	AVAILABLE DATE	RENT	# OF BR	REASON FOR NOT ACCEPTING	LEASE SIGNED

FURNITURE (BEDS) AVAILABILITY:	<input type="checkbox"/> HHG / TMO Delivery Date: _____ <input type="checkbox"/> FMS Delivery Date: _____
---------------------------------------	--

COUNSELOR REMARKS: _____


MFH offer: No Yes, TLA stop date: _____

COUNSELOR: _____

(Printed Name) *(Signature)* *(Date)*

SERVICE MEMBER: I received a copy of the 'Landlord Contact Sheet'			
<i>(Rank)</i>	<i>(Printed Name)</i>	<i>(Signature)</i>	<i>(Date)</i>

Legend

-  Housing Market Area
-  Ramstein Air Base
-  Roads
-  Primary Roads
-  A Way
-  City Boundary
-  County Boundary
-  France
-  Water Body



----- E X A M P L E -----

HOUSING REFERRAL OFFICE RENTAL AGREEMENT <i>(Mietvertrag des Amerikanischen Wohnungsamtes) (GERMANY)</i>		DATE (YYYYMMDD) <i>(Datum)</i>	CONTROL NO. (Kontroll-Nr.)
		LEAVE BLANK	
AUTHORITY: 10 U.S.C. 9775 (F032 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.			
BETWEEN (Zwischen)			
SPONSOR'S NAME (Last, First, Middle Initial) (Name des Mieters, Nachname, Vorname, Mittelinitialen)		GRADE (Rang)	
		Service Member completes these two rows.	
DUTY PHONE (7)		If sharer/married Military to Military both SM's information is required	
AND (Und)			
LANDLORD'S NAME (Last, First, Middle Initial) (Name des Vermieters, Nachname, Vorname, Mittelinitialen)			
LANDLORD fills out the rest of the form from this SECTION on			
The following <input type="checkbox"/> furnished / <input type="checkbox"/> unfurnished apartment or house, located at : <i>(Das folgende aufgeführte <input type="checkbox"/> möblierte / <input type="checkbox"/> unmöblierte/ Apartment oder Haus, in:)</i>			
HOUSE NO. (Haus Nr.)	STREET NAME (Straße)	TOWN OR CITY (Ort oder Stadt)	ZIP CODE (PLZ)
Each block must have something filled out, if it does not apply			
then N/A or — will be put in the box			
Example no access to the attic or nobasement then NA or dash - would be appropriate			
OTHER ROOMS (Ar)	LIVING SPACE (sqm) (Wohnfläche) (qm)		
List all additional rooms (Pantry, Sauna, Winter garden etc)	MUST have the SQM listed		
THE RENTAL PERIOD STARTS (Das Mietverhältnis beginnt am)	MUST have a start date	MONTHLY RENT (Monatliche Miete) _____ €	SECURITY DEPOSIT (interest bearing) (Kaution, verzinslich) _____ €
The monthly rent must be paid in advance to the landlord within 3 days of due date. <i>(Die monatliche Miete ist im voraus zu bezahlen, spätestens drei Tage nach Fälligkeit.)</i>			
The cost of utilities is assessed as follows: (Enter - Inclusive, fixed-cost or meter) <i>(Die Nebenkosten werden wie folgt festgesetzt: Tragen Sie ein ob: inklusive - feste Kosten - oder Zähler.)</i>			
HEATING (Heizung)	ELECTRICITY (Strom)	WATER / SEWAGE (Wasser / Abwasser)	GARBAGE DISPOSAL (Müllabfuhr)
HEATING: Can be listed as oil, Bill Meter/Company or if there is a EURO amount you pay the landlord and MUST have EST. Example 250€ est			
ELECTRICITY: Can be listed as Meter/Company or if there is a EURO amount you pay the landlord and MUST have EST. Example 250€est			
WATER/SEWAGE: Can be listed as Meter/Company or if there is a EURO amount you pay the landlord and MUST have EST and PER PERSON (P.P). Example 30€P.P est			
GARBAGE: Can be listed as bill or if there is a EURO amount you pay the landlord and MUST have EST. Example 50€est			
OTHER CHARGES: Usually for chimney/heating maintenance. Annotated below the box or on the back in the remarks section what the other charges are for. List as bill or if there is a EURO amount you pay the landlord and it MUST have EST. Example 50€est chim/sweep-heat/main.			
Any utility you pay to the landlord must have ESTIMATE (EST). The bill will be reconciled at the end of the year.			

HOUSING REFERRAL OFFICE RENTAL AGREEMENT (Contd)

6. The tenant shall notify the landlord in writing if either repair or maintenance is required.
 (Der Mieter soll den Vermieter schriftlich von notwendigen Reparaturen oder Instandhaltungsmaßnahmen unterrichten.)

7. The landlord agrees that government issued furniture/supplies will not be held in lieu of any debts incurred by the tenant. Further, in case of emergency, landlord agrees to permit a military representative to enter the premises and remove such US Government property.
 (Der Vermieter verpflichtet sich, von der Regierung gestellte Möbel/Gegenstände nicht als Ersatz für vom Mieter verursachte Schulden zurückzuhalten. Weiterhin, im Notfalle, verpflichtet sich der Vermieter einem militärischen Vertreter die Erlaubnis zu geben, die Räumlichkeiten zu betreten und solches Regierungseigentum zu entfernen.)

SPECIAL CONDITIONS / RESTRICTIONS (Besondere Bedingungen / Einschränkungen)

THIS SECTION IS USED FOR:
 Notification of a 1 YEAR LEASE
 If pets are allowed (pet deposit)
 Yard/sidewalk maintenance (especially snow and ice removal)
 Other Do's and Don'ts
 Anything else the landlord would like and can be continued on another attachment
LANDLORD BANKING INFORMATION

After completion of USAFE Form 333a, Premises Condition/Inventory, one copy will be returned to the Housing Office within two weeks.
 (Eine Kopie der USAFE Form 333a, Zustand der Räumlichkeiten/Bericht, wird binnen zwei Wochen ausgefüllt an das Amerikanische Wohnungsamt zurückgegeben.)

LANDLORD AUTHENTICATION (BEURKUNDUNG DES VERMIETERS)

PRINTED NAME (Name in Druckschrift)	SIGNATURE (Unterschrift)	DATE (YYYYMMDD) um (JJJJMMTT))
Landlord or Representative prints, signs and dates		

TENANT AUTHENTICATION (BEURKUNDUNG DES MIETERS)

PRINTED NAME AND GRADE (Name und Rang in Druckschrift)	SIGNATURE (Unterschrift)	DATE (YYYYMMDD) MMTT))
--	--------------------------	---------------------------

I certify prior to and that any services offered other than the	<p>DO NOT SIGN UNTIL YOU ARE WITH THE HOUSING COUNSELOR</p> <p><u>BRING A PRINTED COPY INTO THE HOUSING OFFICE DURING WALK-IN HOURS FOR CERTIFICATION</u></p>	any quarters rental contract I not engage in limited to, stage over for or employee
PRINTED NAME AND GRADE	SIGNATURE	DATE (YYYYMMDD) MMTT))

HOUSING REFERRAL OFFICER CERTIFICATION

PRIVATE RENTAL APPROVED SPONSOR IS IS NOT AUTHORIZED GOVERNMENT FAMILY QUARTERS

PRINTED NAME AND GRADE	SIGNATURE	DATE (YYYYMMDD)
------------------------	-----------	-----------------

DISTRIBUTION (Within three working days after HRO certification)

ORIGINAL - LANDLORD 1ST COPY - TENANT 2ND COPY - HRO 3RD COPY - CPF 4TH COPY - OTHER

**Utilities need to be assessed as follows/
Die Nebenkosten sind wie folgt einzutragen:**

Meter/Zähler:

when the utility is paid directly to the utility company/**wenn der Mieter direkt mit den Versorgungswerken abrechnet**

Estimated cost/Vorausleistung:

when the tenant pays a certain amount to the landlord and receives an end of year bill from the landlord/**wenn eine monatliche Vorausleistung an den Vermieter gezahlt wird und der Vermieter mit dem Mieter abrechnet**

REFERRAL OFFICE RENTAL AGREEMENT (Mietvertrag des Amerikanischen Wohnungsamtes) (GERMANY)				DATE (YYYYMMDD) (Datum) (JJJJMMTT)	CONTROL NO. (Kontroll-Nr.)		
AUTHORITY: 10 U.S.C. 9775 (F032 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.							
BETWEEN (Zwischen)							
SPONSOR'S NAME (Last, First Middle Initial) (Name des Mieters, Nachname, Vorname, Mittelinitialen)				GRADE (Rang)			
DUTY PHONE (Telefon)		ORGANIZATION (Einheit)					
AND (Und)							
LANDLORD'S NAME (Last, First) (Name der Vermieters, Nachname und Vorname)			ADDRESS (Anschrift)				
The following <input type="checkbox"/> furnished / <input type="checkbox"/> unfurnished apartment or house, located at : (Das folgende aufgeführte <input type="checkbox"/> möblierte / <input type="checkbox"/> unmöblierte/ Apartment oder Haus, in:)							
HOUSE NO. (Haus Nr.)		STREET NAME (Straße)		TOWN OR CITY (Ort oder Stadt)			
				ZIP CODE (PLZ)			
is let for use as living quarters to the tenant. (wird als Wohnung an den Mieter vermietet.)							
LIVING ROOM (Wohnzimmer)	DINING ROOM (Esszimmer)	BEDROOM (Schlafzimmer)	KITCHEN (Küche)	BATHROOM (Badezimmer)	BASEMENT (Keller)	ATTIC (Dachgeschoß)	GARAGE (Garage)
OTHER ROOMS (Andere Räume)					LIVING SPACE (sqm) (Wohnfläche) (qm)		
THE RENTAL PERIOD STARTS ON (Das Mietverhältnis beginnt am)			MONTHLY RENT (Monatliche Miete)		SECURITY DEPOSIT (interest bearing) (Kaution, verzinslich)		
			€		€		
The monthly rent must be paid in advance to the landlord within 3 days of due date. (Die monatliche Miete ist im voraus zu bezahlen, spätestens drei Tage nach Fälligkeit.)							
The cost of utilities is assessed as follows: (Enter - Inclusive, fixed-cost or meter) (Die Nebenkosten werden wie folgt festgesetzt: Tragen Sie ein ob: inklusive - feste Kosten - oder Zähler.)							
HEATING (Heizung)	ELECTRICITY (Strom)	WATER / SEWAGE (Wasser / Abwasser)	GARBAGE DISPOSAL (Müllabfuhr)	GARAGE (Garage)	OTHER CHARGES (Andere Kosten)		
If any utility is "fixed" or "included in the rent", there cannot be an end of the year bill or reconciliation. (Wenn Nebenkosten als "feste Kosten" oder "inklusive im Mietpreis" sind, darf keine Abrechnung am Jahresende erstellt werden.)							
The tenant will have no responsibility to the landlord for any utility charges not specifically set out in this contract. (Der Mieter ist dem Vermieter nicht haftbar für irgendwelche andere Kosten, die nicht speziell in diesem Vertrag angeführt sind.)							
1. This contract may be terminated by the tenant giving the landlord a minimum of 15 days written notice of an unscheduled PCS, or a minimum of 30 days written notice when the tenant is moving into government or other economy quarters. The landlord's right to rental payments will cease the day following the tenant's vacating the premises. (Der Vertrag kann seitens des Mieters schriftlich gekündigt werden. Im Falle einer außerplanmäßigen Versetzung ist der Mieter gehalten, dem Vermieter die Kündigung unter Einhaltung einer Frist von mindestens 15 Tagen schriftlich zugehen zu lassen. Bei Bezug einer Regierungswohnung bzw. einer anderen, nicht staatlich kontrollierten Wohnung, gilt eine Kündigungsfrist von mindestens 30 Tagen. In diesen Fällen endet das Recht des Vermieters auf Mietzahlung am Tage nach dem Auszug aus der Wohnung.)							
2. Damage to property over and above normal wear and tear will be paid by the tenant. The cost for normal repair and maintenance are to be paid by the landlord. The tenant will not alter, modify or repaint/rewallpaper the leased premises without the written consent of the landlord. (Eigentumsbeschädigung, die über die normale Abnutzung hinausgeht, wird von dem Mieter vergütet. Die Kosten für übliche Reparaturen und Instandhaltung sind von dem Vermieter zu tragen. Der Mieter wird die gemieteten Räume ohne schriftliche Genehmigung des Vermieters, weder ändern, umgestalten noch neu streichen/ neu tapezieren.)							
3. Tenant is not authorized to sublet or give permission to utilize the rented apartment or any portion of the same to a third party. (Es ist dem Mieter untersagt, an eine dritte Person unterzuvermieten, oder die Erlaubnis zur Benutzung eines Teiles des gemieteten Apartments zu erteilen)							
4. This contract is not authorized until processed and countersigned by the Housing Referral Officer (HRO). This HRO is not a party to the agreement, but is merely acknowledging its existence and certifying that the facility has been accepted for occupancy by personnel assigned to this base. (Dieser Mietvertrag wird erst dann rechtskräftig, wenn er vom zuständigen Offizier des Wohnungsamtes bearbeitet und unterschrieben ist. Das Wohnungsamt ist keine Mietpartei des Vertrages; es wird lediglich bestätigt, daß ein Mietvertrag vorliegt und die Wohnung für Personal des Flugplatzes zum Bezug genehmigt worden ist.)							
5. In the event of disputes between landlord and tenant, except for the terms and conditions specifically addressed in this contract, the provisions of local rental laws will apply. (Im Falle von Streitigkeiten zwischen Vermieter und Mieter, gelten die Bestimmungen der örtlichen Mietgesetze, sofern in dem betreffenden Mietvertrag nicht ausdrücklich anderweitige Vereinbarungen getroffen wurden.)							

HOUSING REFERRAL OFFICE RENTAL AGREEMENT (Contd)

6. The tenant shall notify the landlord in writing if either repair or maintenance is required.
(Der Mieter soll den Vermieter schriftlich von notwendigen Reparaturen oder Instandhaltungsmaßnahmen unterrichten.)

7. The landlord agrees that government issued furniture/supplies will not be held in lieu of any debts incurred by the tenant. Further, in case of emergency, landlord agrees to permit a military representative to enter the premises and remove such US Government property.
(Der Vermieter verpflichtet sich, von der Regierung gestellte Möbel/Gegenstände nicht als Ersatz für vom Mieter verursachte Schulden zurückzuhalten. Weiterhin, im Notfalle, verpflichtet sich der Vermieter einem militärischen Vertreter die Erlaubnis zu geben, die Räumlichkeiten zu betreten und solches Regierungseigentum zu entfernen.)

SPECIAL CONDITIONS / RESTRICTIONS *(Besondere Bedingungen / Einschränkungen)*

After completion one copy of the Premises Condition/Inventory, will be returned to the Housing Office within two weeks.
(Eine Kopie des Zustand der Räumlichkeiten/Bericht, wird binnen zwei Wochen ausgefüllt an das Amerikanische Wohnungsamt zurückgegeben.)

LANDLORD AUTHENTICATION (BEURKUNDUNG DES VERMIETERS)

PRINTED NAME <i>(Name in Druckschrift)</i>	SIGNATURE <i>(Unterschrift)</i>	DATE (YYYYMMDD) <i>(Datum (JJJJMMTT))</i>
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TENANT AUTHENTICATION (BEURKUNDUNG DES MIETERS)

PRINTED NAME AND GRADE <i>(Name und Rang in Druckschrift)</i>	SIGNATURE <i>(Unterschrift)</i>	DATE (YYYYMMDD) <i>(Datum (JJJJMMTT))</i>
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TENANT'S CERTIFICATION (BESTÄTIGUNG DES MIETERS)

I certify that I will pay rent and/or debts, incurred by me prior to occupying Government Family Housing or terminating economy quarters prior to my PCS departure from this area. I further certify that I am paying the full amount of rent, and nothing additional, as expressly set forth in this rental contract. I also certify that the stated rent does not cover any additional property or services not expressly stated herein. In addition, I certify that I will not engage in any actions to gain an advantage over other potential tenants including, but not limited to, offers of payments of gratuities, bribes, kickbacks, or gifts to members of the landlord's family. Further, I certify I will take no action to cause the termination of any other rental contract of a member or employee of the Military Forces in order to gain said quarters either for myself or another member or employee of the Military Forces.

PRINTED NAME AND GRADE <i>(Name und Rang in Druckschrift)</i>	SIGNATURE <i>(Unterschrift)</i>	DATE (YYYYMMDD) <i>(Datum (JJJJMMTT))</i>
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HOUSING REFERRAL OFFICER CERTIFICATION

PRIVATE RENTAL APPROVED SPONSOR IS IS NOT AUTHORIZED GOVERNMENT FAMILY QUARTERS

PRINTED NAME AND GRADE	SIGNATURE	DATE (YYYYMMDD)
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DISTRIBUTION *(Within three working days after HRO certification)*

ORIGINAL - LANDLORD 1ST COPY - TENANT 2ND COPY - HRO 3RD COPY - CPF 4TH COPY - OTHER

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) <input type="checkbox"/> CHECK IN (Einzug) <input type="checkbox"/> 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)	
MO: MOLDY (moderig)		SO: SOILED (schmutzig)		SC: SCRATCHED (zerkratzt)	
ST: STAINED (fleckig)		TO: TORN (zerrissen)		WA: WARPED (verzogen)	
				N: NEW (neu)	
				OL: OLD (alt)	
				G: GOOD (gut)	
				MR: MARKED (gezeichnet)	
				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)	Condition(Zustand) - Quantity (Anzahl)
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)	Condition(Zustand) - Quantity (Anzahl)
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) <input type="checkbox"/> has (hat sich) / <input type="checkbox"/> 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))

ECONOMY HOUSING FACT SHEET

RENTAL LISTINGS:

There are many resources that can be utilized to obtain rental information; however, to ensure that rental properties have been inspected and are approved by Housing Referral, rental listings should be obtained on www.homes.mil, the only DOD sponsored website.

REAL ESTATE AGENTS:

The use of a real estate agent, or German "Immobilien," is usually not necessary due to the availability of off base housing and should only be used as a last resort. The tenant does not have to pay a finder's fee unless he retained the realtor's services to him a house or an apartment. Only if the realtor is solely and exclusively working for the tenant, starting the search for a house or an apartment after he received a request to do so from the tenant is necessary. Reimbursement of a realtor or Immobilien fee is NOT authorized by the Housing Office, and therefore, would be an out of pocket expense for the service member.

RENTAL CONTRACTS:

A rental contract is a legal binding document between you and the Landlord. The Housing Office is not a party to the agreement, but merely certifies it's correct and that personnel assigned to the KMC have accepted an economy unit for occupancy. IAW USAFE Policy, service members assigned to the KMC, must use and have an approved Rental Agreement thru Housing Management prior to start any entitlements. In the event of disputes between Landlord and Tenant, except for the terms and conditions specifically addressed in the contract, the provision of local rental laws will apply. The Legal Office is also a source of information for German Rental Laws and Landlord/Tenant issues.

SECURITY DEPOSITS:

A security deposit protects the Landlord from financial loss if Tenant causes damage to the property or does not clean property when rental agreement/lease is terminated. The security deposit **cannot** be used as the last month's rent. It is usually equal to one month's rent, but can be up to three month's rent.

ADVANCE OHA (MILITARY ONLY):

Ask a Housing Counselor about advance OHA for security deposit or advance rent. The Counselor can provide a blank copy of the AF 1039, and the member must have the form signed by their commander before taking it to finance. Army members must go to their S-1 to request advance OHA on the 4187. Deferred security deposits must be paid back to finance when terminating the lease.

COMMENTS:

If you locate a housing unit that is not listed with Housing Referral, an inspection must be performed to ensure minimum adequacy standards are met. Have the Landlord call Housing Referral at 0631-536-6643/6659 to schedule an off-base inspection and be sure to let them know if you are in TLA status. Contracts will not be approved and housing allowances (OHA/LQA) will not be initiated prior to the inspection.

VAT (VALUE ADDED TAX):

A 19% VAT is levied on all utility bills. EXCEPTION: water is 7%. A program exists to help service members save the VAT on utility bills. Contact your local VAT Office to check your eligibility and complete necessary paperwork to sign up for the Utilities Tax Avoidance Program (UTAP) so you can get the tax relief. Also, due to the number of families who depart without paying their utility bills, some utility companies will charge a deposit.

DISCRIMINATION:

The Air Force is committed to equal opportunity and treatment for all DoD personnel seeking housing and to eliminate discrimination against DoD personnel in housing. It is the responsibility of the Housing Office representatives to counsel members on DoD equal opportunity policy in community housing and member's obligation to immediately report suspected discrimination. Any act, policy or procedure that arbitrarily denies equal treatment in housing because of race, color, religion, sex, national origin, age, handicap, or familial status to an individual or group of individuals must be reported to the Housing Office immediately. The Housing Flight Chief will immediately initiate a review in cooperation with installation and community agencies.



JAGLINE RAMSTEIN LAW CENTER



Winter Issues in Germany

Winter is upon us! To prepare for the upcoming winter weather, keep the following in mind to ensure that you are protecting yourself by complying with our host nation's laws.

Snow & Ice Removal

Under German law homeowners are often responsible for keeping walkways, sidewalks and driveways free of snow and ice accumulation. Failures to do so may result in pecuniary liability should someone slip and fall on your property and become injured.

"But I'm not the homeowner!" You may still be liable. Many rental contracts shift the responsibility of snow and ice control from the homeowner to the tenant making the tenant personally liable should a mishap occur from the tenant's failure to remove accumulated snow or ice. If you're not sure whether you're responsible, check your rental contract!

What do I need to do?

Here are some tips to help you to know what to do to ensure that you are fulfilling your responsibilities:

- Remove any snow/ice accumulation on your property that could cause an ordinary person taking standard precautions to slip and fall.
- Removal of snow accumulation is an on-going duty. This may require the tenant or homeowner to shovel their property throughout the day. The "I was at work all day" excuse will not work.
- You are responsible for the driveway and walkways on your property. This includes the pedestrian walkway and half of the street in front of your home.
- Make sure to purchase a good snow shovel and sufficient salt early on. In heavy snow years, shovels and salt can become increasingly scarce.

How can I protect against liability?

While taking the precautions listed above will likely prevent most accidents, the best way to protect against monetary loss is with liability insurance.

Liability insurance protects you against claims from individuals who sustain injuries on your property. In the event someone slips and falls on your property, liability insurance would pay the claim on your behalf rather than you personally paying out of pocket.

You can likely obtain liability insurance from your current auto, renter's, or homeowner's insurance carrier. It is typically relatively inexpensive, but may prove very useful in case of an accident.

Automobile Issues

Along with your property, you must also make sure your vehicle is prepared for winter conditions. German Federal law requires the use of suitable tires when road conditions are icy. There are two different types of tires that will generally satisfy this requirement. These tires will have one of two markings indicating that they are rated as appropriate for driving in snowy and icy conditions. These tires marked with "M+S" (indicating Mud and Snow tires) or with a snowflake (indicating snow tires). If you are found driving in winter conditions without the appropriate tires, you could be fined €60 and given a point against your license. In case of creating an obstruction, an endangerment or even an accident, this fine could increase in €20 steps up to €120.

As a final winter driving tip, be aware that it is against the law in Germany to let your vehicle run idle unnecessarily, for example to allow your vehicle's engine and interior warm up. Along with the environmental consequences, you could be fined €10.

Questions? Please contact the Ramstein Law Center

**86 AW/JA
Bldg 2137 Ramstein AB
DSN 480-5911/5912**

**Check out the AF Legal Assistance website!
<https://aflegalassistance.law.af.mil>**

**Questions?
Email us at 86aw.jac@ramstein.af.mil**

Don't become a Victim!

What's yours is yours and what you can do to help keep it that way!

One of the most frequent calls that Security Forces receives concerns vehicle break-ins. The common thread in all vehicle break-in's isn't whether the vehicle is secured or unsecured but what valuables are laying out in plain site! The 5 top high value items stolen from vehicles are:

1. Navigation Systems
2. iPods
3. Gas Cards
4. Cell Phones
5. Wallets and Purses

Tips to help keep what's yours, both in your vehicle and in your home!

1. Lock your vehicle at all times! It only takes a second for someone to snatch your GPS if you have your car unlocked.
2. Remove all high-value items from plain site! For example the GPS in the above example can be snatched in seconds in an unsecured vehicle but it doesn't take much longer to bust the window and grab it if it's in plain sight!
3. Remove the GPS mount from the window when not being used. Also wipe off the suction cup marks from the window that are caused by the GPS mount. This is just a signal to the crooks that you may have one in your glove box.
4. Park in well-lit and well traveled areas, or better yet in a locked garage.
5. Always lock the doors to your home or dorm room, not only when you are out but even when you are at home. By locking the doors even when you are home you can deter unauthorized entry and prevent assaults. Use exterior lights to illuminate dark areas. Trim back bushes and hedges beneath windows. When you will be gone for a period of time, ask a trusted neighbor or friend pick up your newspapers and mail so it doesn't accumulate at your front door.