

## General Information for Off Post Housing

- Deposit cannot be more than two months rent
- Typically one month's rent
- It is NOT the last month's rent

## Termination of Lease

- Soldiers and Sailors Civil Relief Act (SSCRA)
- Lease was signed pre-service
- 30 day written notice must be given
- Termination occurs 30 days after the next rent due date
- If proper notice: Soldier can move out without interference of the landlord
- Deposit is fully refundable less appropriate costs (i.e. repairs, cleaning)

## Military Clause

- In the event the Tenant (either husband or wife) is or hereafter becomes a member of the United States Armed Forces, the Tenant may terminate this lease on fifteen days' written notice to the Landlord in any of the following circumstances:
- If the Tenant receives permanent change of station orders to depart to an area which is more than 40 miles from where the premises are located.
- If the Tenant receives deployment orders for more than 90 days.
- If the Tenant is released from active duty.
- If the Tenant leases the property prior to arrival in the area and his/her orders are changed to a different area prior to occupancy of the property.

## Landlord Neglect/Constructive Eviction

- Landlord is not providing basic necessities and therefore makes the quarters unlivable.
- Examples of necessities: heat, water, infestations, exposed wires, leaky roof, other unsafe conditions.

## Deposit not Returned

- Landlord must refund deposit within 30 days of the termination date.
- Landlord must account for any portion not returned.
- Document conditions of rental before you lease and before you leave.