

Residential Lease Agreement

A residential lease agreement can be an oral agreement and recognized as a binding lease, however, it is advised you use a written lease to clearly document contractual rights and obligations of both parties. You and the rental agent/landlord should initial any additions or deletions made to the lease. **READ AND BE SURE YOU UNDERSTAND THE LEASE BEFORE SIGNING.** If you have any problems understanding the lease agreement you may request assistance from the Staff Judge Advocate (SJA) or HSO review it.

Most rental agencies require you to pay a fee to complete an application/credit check to obtain a residential lease agreement. Credit checks are conducted to obtain payment histories with your previous landlords. If you are denied an opportunity to lease a residential rental unit due to unfavorable credit, do not continue to apply as the cost will add up fairly quickly. We have established long term relations with many local area Property Managers, so please visit the HSO before you complete another application and pay another credit check fee. We are located in the main Housing Office, Building 850, 16th Street and Georgia Avenue. You may also contact us via telephone @ (270) 798-3808.

Security Deposits

A security deposit may be required by a landlord before you move in and, usually, is the equivalent of a month's rent or less or none at all. This deposit may be used to cover damages above normal wear & tear or under certain circumstances may be used to cover unpaid rent when you move out. If you keep your rental in good shape so that there are no charges for damages involved and no rent is due, you should ask for your security deposit back. **Remember, security deposits are not advanced rental fees and are not to be used to pay your last months rent.**

Discrimination

It is unlawful for a landlord to discriminate on the basis of race, color, national origin, sex, age, religion, handicap or familial status. If you feel you have been discriminated against, contact the HSO immediately. There are no Senior Enlisted Quarters (SEQ) or Officer Quarters (OQ) housing units on post. The HSO maintains listings of available apartments/houses for rent or purchase off post. Contact the HSO at (270) 798-3808, DSN 635-3808 for further information.

Fort Campbell Off-Post Community Housing

POST HOUSING AGE COSTS	THLY RENT RANGE	THLY MEDIAN	ESTIMATED MONTHLY UTILITIES COST	ESTIMATED MONTHLY QUARTERS INSURANCE
APARTMENTS				
1 Bedrooms	\$225 - \$845	\$500	\$81	\$22
2 Bedrooms	\$275 - \$1,200	\$584	\$101	\$23
3 Bedrooms	\$350 - \$1,500	\$750	\$181	\$25
SENIOR ENLISTED QUARTERS				
1 Bedrooms	UP	\$750	\$181	\$25
2 Bedrooms	UP	\$963	\$222-Up	\$26

Source: Fort Campbell Kentucky 2007 Housing Market Analysis 30 July 2007

Mobile Homes

An adequacy inspection should be done by the HSO before entering into a residential lease agreement to rent a mobile home. There are no mobile home parks on post and no government-owned or leased mobile home parks off post.

Cautionary Areas

Ft. Campbell publishes an Off-limits establishment quarterly on the Ft. Campbell web-site. In addition, a copy is contained in each in-processing packet issued by the HSO. Ensure that you are aware of the Off-limits areas BEFORE you commit to an area. Please remember that visiting an off limits establishment may be punishable under the UCMJ.

Lastly, although an area may not be listed as off limits, you should check with the HSO before visiting any area. There are areas located within the Ft. Campbell Military Housing Area (MHA) that have questionable activities and you should exercise caution. Please visit the HSO for specific and detailed information.