

Military Housing Office
75 CEG/CEIH
Hill Air Force Base



4114 A Charlestown Loop
Mon-Fri 0730-1600
(801) 777-1840

Privatized Housing

Housing at Hill AFB is privatized. The homes are owned and operated by Boyer Hill Military Housing (BHMH).

*Active duty members with dependents are first priority and are Target Tenants. The information in regards to privatized housing pertains to Target Tenants. Other Eligible Tenants must contact BHMH.

- Rent: Full BAH based on the “with dependent” rate for Target Tenants.
- Utilities: Please contact BHMH in regards to utilities.
- Fenced backyards.
- Pets allowed – two pet limit.
 - **Except for restricted breeds:** Pit Bull, Cane Corso, Wolf Hybrid, American/English Staffordshire Terrier, Rottweiler, Doberman Pinscher and Chow.
 - **This includes any dogs mixed with these breeds.**
 - For a list of additional restricted pets, please contact BHMH.
 - Pets must be registered with Davis County and the Base Vet.
- Walking trails.
- Splash pad, playgrounds, and tot-lots.

*Two, three, and four bedroom units - bedroom entitlement is based off of the number of dependents.

*Other eligible tenants – please contact BHMH for information regarding available housing.

*Questions regarding floor plans, waiting lists, availability, and any other privatization questions can be directed to BHMH at:

BHMH

4114B Charlestown Loop
Hill AFB, UT 84056
Website: www.bhmh.com

Hours of Operation: 0800-1700 – Monday through Friday

Closed: Weekends and Holidays

Leasing Office Phone Number: 801-784-5600

Maintenance Office Phone Number: 801-825-9392

*Target Tenants - to apply for privatized housing, please complete the following:

1. Boyer Hill Military Housing - Website: www.bhmh.com
Download and fill out application.
2. Submit housing application, assignment rip/hard orders, and most recent LES to the Military Housing Office: 75CEG.CEIH.HOUSING@US.AF.MIL
Phone Number: (801) 777-1840 – Referral & Relocation

Miscellaneous Information for Privatized Housing (PH)

If you elect to move into privatized housing and own firearms, you are required to register them with the Armory within 72 hours of signing your lease and/or within 24 hours of acquiring a new weapon.

Target Tenants - rent will be paid by an allotment and will be set up by BMMH. At the time of lease signing and move in, you will be required to pay a pet deposit (if applicable) and the prorated rent for the month you are moving in.

If, for some reason, you have a landlord/tenant complaint or dispute, you may file it with the Military Housing office located in the BMMH Welcome Center. If you elect to live in privatized housing, you'll receive additional information on all of these items when you sign your lease.

COMMUNITY HOMES FOR SALE AND RENT

- www.Homes.mil  AIR FORCE SPONSORED WEBSITE

Informational Websites for Rentals, Buying & Selling (unaffiliated sites):

www.utahrealtors.com
www.ahrn.com
www.utahrealestate.com
www.ksl.com
www.homefacts.com
www.apartments.com
www.apartmentguide.com
www.rentler.com

****Realtor business cards and flyers are available in MHO office****

Note: MHO/Hill AFB neither endorses nor supports any of the services listed. These lists are provided strictly for informational purposes only.

Local Area Property Managers

- Keyrenter Property Management – 801-614-8850
- Beehive Property Management & Realty – 801-784-8535
- Belden Real Estate Management – 801-695-2020
- Froerer Real Estate and Property Management – 801-621-2121
- Lady Bug Property Management – 801-475-9735
- ProRenter Property Management – 801-779-1198
- Real Property Management – Northern Utah – 801-546-1770
- Regency Property Management – 801-479-4400
- Welch Randall Property Management & Realty – 801-399-5883
- West Property Management – 801-413-6992

Short Term and Furnished Housing

- Seasons of Layton – 385-393-2007 (furnished available)
- Eastgate at Greyhawk – 801-416-2192
- Quail Cove Apartments – 888-262-8480
- Orchards at 19th – 801-406-1074
- Kays Crossing – 801-784-6890 (furnished available)
- Season on Skyline – 385-288-0356 (furnished available)
- Pinnacle Mountain View – 801-528-9621 (furnished available)

Weekly and Monthly Rates

- Towne Place Suites – Layton – 801-779-2422 (pet friendly with fee)
- Homes2 Suites – Layton - 801-820-9222
- Courtyard by Marriott Hotel – Layton - 801-217-2300
- Hampton Inn – Layton – 801-775-8800 (pet friendly with restrictions)
- Holiday Inn Express – Layton – 801-773-3773
- LaQuinta Inn – Layton – 801-776-6700 (pet friendly, no fee)
- Royal Inn – Roy – 801-773-7432
- Econo Lodge – Sunset – 801-825-9500
- Alana Motel – Clearfield – 801-825-2221
- Days Inn – Clearfield – 801-825-8000 (pet friendly with fee)
- Comfort Inn – Layton – 503-459-9952

Local/base information:

www.mybaseguide.com

<http://www.75fss.com/>

Tips for Renters:

Restrictive Sanctions

Restrictive sanctions are imposed for a minimum of 180 days and continue until the agent of the facility has agreed in writing to a policy of nondiscrimination:

"Currently, no facilities are off limits"

Rental Agreement Information

Before you give the landlord any money, ask for a written agreement. It may seem quick, easy, and best to simply talk to your landlord, give him some money and shake hands, but remember that things change and memories differ. A written and signed agreement puts your handshake in writing where you can refer to it and use it to protect your rights. When you rent, always retain a signed copy of the agreement. Before you sign a lease or rental agreement make sure it includes the following information:

- * Names, addresses and phone numbers of both tenant and landlord
- * Location of the property you are going to rent
- * Amount of rent agreed upon and how, when, and where to pay
- * Persons responsible for each utility bill
- * A statement that notices are to be given in writing and where to send them
- * Name and phone numbers of whom to contact for repairs
- * Description of the premises before you rent them and a list of furnishings, if applicable
- * Reasons for any deposits needed and conditions under which they will be returned to you
- * Provide a 24-hour notice if landlord needs to enter the unit, except in an emergency
- * Military Clause

Before you sign the lease make sure the document **does not** include:

- * Outrageous late fees or other charges
- * Outrageous non-refundable deposits
- * Requirements for permission to have guests or for registering them
- * Permission for your landlord to keep your property if you fall behind with rent

Paying Rent

Do not pay your rent in cash without getting a receipt signed by your landlord or representative. You can prepare a receipt yourself, and then have the landlord sign it. If possible, do not pay your rent by money order unless you deliver it personally and get a receipt. If a money order gets lost in the mail, it can take a long time to trace. Payment of rent by check gives you automatic receipt when the landlord cashes it. Until cashed, you do not have any proof of payment. You can stop payment on the check if it gets lost in the mail.

Deposits

If any part of the deposit is not refundable, it must be indicated in writing. When you move out your landlord must return the refundable deposit or explain in writing why not. You must give the landlord a forwarding address in writing when you move out and keep a copy. You may need it if you need to go to small claims court.

Your landlord can keep part or all of your deposit IF:

- You owe rent
- You were responsible for damaging property
- Your lease or rental agreement stated that when you moved money could be deducted from the deposit for cleaning or other maintenance costs.
- You broke the lease and owe the landlord money

Additional Fees

Many apartment/rental units may require additional fees. These fees are in addition to monthly rent and may include but are not limited to: pet rent, pet deposits, media fees, parking fees, etc.

Notification

If your landlord keeps a part or all of your deposit, the landlord must provide you with an itemized list of any deductions made. The landlord must send this list and any remaining deposit money to you within 30 days of moving out or 15 days after receiving a forwarding address, whichever is later.

Renter Rights

You have the right to a safe and sanitary home. Cities and counties in Utah have enacted building and health codes. Buildings in which there are major violations of these codes are not safe or decent and should not be rented out. State law requires landlords to maintain rental units in compliance with local

ordinances. You have the right to call a health or housing inspector if you think there is a code violation in the place you are renting. Inform the landlord, in writing of any necessary repairs as soon as they are needed. Be considerate of other tenants and neighbors. They have the same rights as you do. Do not cause damage to the property. Pay your rent in full and on time. Take reasonable care of the property you are renting. It is after all the landlord's property and you are paying for the use of it. When you move out of the property it must be in the same condition as it was when you moved in. Abide by all the terms in the lease or rental agreement.

More information on renter rights and responsibilities can be found at:

www.justiceforall.org

www.uaahq.org

Renters Insurance

You should seriously consider purchasing renters' insurance whether you rent on or off base. The landlord's insurance will generally not cover your belongings. Renters' insurance will protect you against loss of your property by fire or theft. It also protects you against the liability if someone claims you injured another person or damaged that person's property. Renter's insurance is typically inexpensive, call your insurance company for more info.

*Renters Insurance is required by BMMH.

Public School Information

The Airman & Family Readiness Center (Bldg 150) has school liaison services. Please contact the school liaison at 801-775-5960 for any questions and/or help with locating schools in the local area to meet your needs.

Davis County School District currently has 8 high schools, 14 junior high schools, and 56 elementary schools. The main district office is located at 45 E. State Street in Farmington. The phone number is (801) 402-5261 or www.davis.k12.ut.us.

Ogden City School District has 4 high schools, 4 junior high schools and 15 elementary schools. The main office is located at 1950 Monroe Blvd, in Ogden. The phone number is (801) 737-7300 or www.ogdensd.org.

Weber County School District has 6 high schools, 9 junior high schools, and 29 elementary schools. Their main office is located at 5320 Adams Ave Pkwy, in Ogden. The phone number is (801) 476-7800 or www.weber.k12.ut.us.

Pet Boarding near Hill AFB

- Ruffledale Pet Resort – Layton – 801-497-9663 (military discount)
- Uptown Bark – Layton – 801-544-7481
- Pet Pals Place – Layton – 801-771-0330
- Idlewire Pet Care – South Ogden – 801-479-3000
- The Animal Park – Ogden – 801-393-7275

Airman's Attic

Donate items or find something you need.

Phone Number: 801-586-2699

Building 150

Important Phone Numbers:

Airman Family Readiness Center – 801-777-4681

TLF/Lodging – 801-777-1844

Outdoor Recreation – 801-777-9666

TMO – 801-775-2849

Finance – 801-777-1851

Visitor Center – 801-777-8631

Legal Office – 801-777-6626

MPF Customer Service – 801-777-1845

School Liaison – 801-775-8960

Child Development Center – 801-777-6321

Youth Center – 801-777-2419

EFMP Family Support - 801-777-4681

Fam Camp – 801-775-3250

Base Veterinary – 801-777-2611

Local Utilities Companies**Electricity**

Rocky Mountain Power 1-888-221-7070

Gas

Questar 1-800-323-5517

1-801-324-5111

Water, Sewer, Garbage

(contact local city office)

Television Service**Cable**

Comcast

1-801-444-4824

1-800-266-2278

Satellite

Dish Network

1-800-951-9391

Direct TV

1-866-463-2821

Qwest

1-800-244-1111

Telephone & Internet Providers

Qwest

1-800-244-1111

Comcast/Xfinity

1-801-444-4824

CompuServe

1-800-848-8990

Earthlink

1-800-511-2041

Xmission

1-877-964-7746