

HOUSING RESOURCE HANDOUT



Housing Management Office

3131 Coney St (Bldg 320)

Moody Air Force Base Georgia

(229) 257-4417

Full Version At: <http://www.housing.af.mil/moody>

Featured Documents Housing Relocation Guide

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Housing Resource Handout

This is a condensed version of the Housing Relocation Guide that is located on the web at <http://www.housing.af.mil/moody> under **Featured Documents, Housing Relocation Guide**. In the guide there is detailed information about Moody AFB, Valdosta and the surrounding communities to include shopping areas, religious services, public transportation, area motels, kennels and stables, mini storage warehouse spaces, residential real estate agencies and property managers, forms for a budget worksheet, tracking repairs, and terminating a lease.

FOR INFO ONLY - MOODY AFB OR THE USAF DOES NOT ENDORSE ANY OF THE LISTED CHILD CARE CENTERS

Child Care: You may reach the Moody Child Development Center at (229) 257-9220. The base also offers the Family Child Care & Affiliate Homes program (FCC). You may contact the Family Child Coordinator at (229) 257-9587 for additional information. Below is a list of local child care centers.

Kat's Happy Time Preschool
104 Kelly Dr.
(229) 242-0232
Valdosta, GA

Jesus Loves Me Day Care
342 Pauline Ave
(229) 455-3333
Ray City, GA

Precious Treasures
409 Connell Rd
(229) 244-4672
Valdosta, GA

Tender Years Learning Center
1902 N Forrest St, Valdosta, GA
(229) 242-7130

Bemiss Academy
5111 Bemiss Rd.
(229) 474-4004
Valdosta, GA

Kreative Kidz
1820 Iola Dr
(229) 300-5747
Valdosta, GA

Child Restraints: *Georgia law requires that children under the age of 8 and whose height is less than 4'09" (57 Inches) be in a car seat or a booster seat appropriate for their height and weight, and used according to the manufacturer's instructions. The law also requires children under the age of 8 to ride in the back seat. It is recommended that children under the age of 12 ride in the back seat of the vehicle whenever possible.*

LOWNDES COUNTY AND VALDOSTA SCHOOL INFORMATION

1. The two school systems in Lowndes County are the Valdosta City Schools and the Lowndes County Schools. Students are required to attend the school designated for the district in which they live. A few exceptions are explained later. The website www.education.com has information on many of the schools in the area. A new website <http://schoolgrades.georgia.gov/> has reports on all public elementary, middle and high school in the state.
2. Two requirements for entering both of these systems are the same. For kindergarten, first grade and transfer students, the student must provide: (1) official birth certificate and (2) appropriate immunization form (Georgia Public Health Form 3032). Hospital certificates of birth may be used for registration, but a certified copy of the child's official birth certificate must be on file on or before the first day of school. A student, regardless of grade level who has never been in a Georgia public school, must provide certification of eye, ear, and dental exams on the Georgia Department of Human Resources Form 3300. To enter kindergarten, the student must be five years old on or before 1 September of the year entering. Students entering a Georgia school for the first time in all other grades must provide adequate Georgia Public Health Forms as evidence of immunization. These are available at Moody AFB clinic. The previous report card would be helpful but the school will write for the permanent records after registration. A list of schools is included which indicates the ones having kindergarten.
3. In the Valdosta City elementary schools, school assignment is made from designated areas within the city limits according to the family residence. You may go to the Superintendent's office at 1204 Williams Street and view the map which governs assignment; or you may call the office at (229) 333-8500 for assignment. You must have two proofs of residency to determine the school you should attend in the appropriate zone.
4. Both systems have special education programs for exceptional children and operate extensive programs on all grade levels and for all areas of exceptionality. Both systems offer remedial and gifted programs in reading and math through Title I programs.
5. In the Lowndes County Schools, all grades will attend the school designated for their district. For students living on Moody Air Force Base or in the immediate area, the appropriate public schools are Pine Grove Elementary and Middle School, and Lowndes High School. Students living at Azalea Commons on Val Del Road will go to Hahira Elementary School, Hahira Middle School, and Lowndes High School. The county furnishes transportation. You may visit the Superintendent's office at 1592 Norman Dr, or call them at (229) 245-2250.
6. In both public school systems, a student living more than 1 1/5 mile from the assigned school is eligible for bus transportation provided by the school system of enrollment. You may secure information on bus routes and stops by calling the system director of transportation for Lowndes County at (229) 245-2257 or City at (229) 245-5640.
7. If you are temporarily outside a school system, but wish to enroll your child in the system where you expect to be permanently located, you must obtain a transfer approved by both systems. You should first apply to the system in which your residence is located, and they will prepare the request and send it to the other system for their approval. If the waiver is approved, the student must provide his/her own transportation. Lowndes County Public Schools charge tuition per semester for first time students that reside outside of the county. If you are temporarily located in the city awaiting privatized housing and prefer that your child begin in the system where the majority of attendance will be, you may apply for a transfer and pay the tuition. Once the move to privatized housing is complete, the tuition will be prorated and the unused portion returned. *Please check with the school to ensure this program is still offered.*
8. If you require further assistance regarding school information in the local area, contact the Moody School Liason Officer: (229) 257-4380.

List of Schools

Name	Location	Grade	Phone (229)
<u>Valdosta City Public Schools</u>			<u>333-8500</u>
<u>Superintendent Office, 1204 William Street</u>			
Valdosta High School	4590 Inner Perimeter Rd	9-12	333-8540
Valdosta Middle School	110 Burton Ave	6-8	333-8555
J.L. Newbern Middle School	2015 East Park Ave	6-8	333-8566
J.L. Lomax Elementary School	1450 Howell Rd	PK-5	333-8520
Pinevale Elementary School	930 Lake Park Rd	PK-5	333-8535
Sallas Mahone Elementary School	3686 Lake Laurie Drive	PK-5	333-8530
S.L. Mason Elementary School	821 West Gordon Street	PK-5	333-8525
W.G. Nunn Elementary School	1610 Lakeland Ave	PK-5	333-8575
www.gocats.org			
<u>Lowndes County Public Schools</u>			<u>245-2250</u>
<u>Superintendent Office, 1592 Norman Dr</u>			
Lowndes High School	1606 Norman Dr, Valdosta	9-12	245-2260
Lowndes Middle School	2379 Copeland Rd, Valdosta	6-8	245-2280
Hahira Middle School	101 S. Nelson St, Hahira	6-8	316-8601
Pine Grove Middle School	4159 River Road, Valdosta	6-8	219-3234
Clyattville Elementary School	5386 Madison Highway, Valdosta	PK-5	316-8602
Dewar Elementary School	3539 Mt. Zion Church Road, Valdosta	PK-5	219-1370
Hahira Elementary School	350 Claudia Drive, Hahira	PK-5	316-8600
Lake Park Elementary School	604 W Marion Ave, Lake Park	PK-5	316-8603
Moulton-Branch Elementary School	5725 Perimeter Road, Valdosta	PK-5	245-2294
Pine Grove Elementary School	4175 River Road, Valdosta	PK-5	245-2297
Westside Elementary School	2470 James Road, Valdosta	PK-5	245-2289
www.lowndes.k12.ga.us/education/			
<u>Lanier County Public Schools</u>			<u>482-3966</u>
<u>BOE, 247 S Highway 122, Lakeland</u>			
Lanier County High School	52 W Patten Ave, Lakeland	9-12	482-3868
Lanier County Middle School	52 W Patten Ave, Lakeland	6-8	482-8247
Lanier County Elementary School	92 Valdosta Rd, Lakeland	3-5	482-3870
Lanier County Primary School	28 Valdosta Highway, Lakeland	PK-2	482-3580
www.lanier.k12.ga.us			
<u>Berrien County Public Schools</u>			<u>686-2081</u>
<u>BOE, 810 S Dogwood, Nashville</u>			
Berrien County High School	500 East Smith Ave, Nashville	9-12	686-7428
Berrien County Middle School	800 Tifton Road, Nashville	6-8	686-2021
Berrien County Elementary School	802 Middle School Circle, Nashville	3-5	686-2939
Berrien County Primary School	1427 North Davis Street, Nashville	PK-2	686-7438
Berrien Academy Performance Learning Center	1015 Exum Rd, Nashville	9-12	686-6576

Private Schools (partial list)

Valwood www.valwood.org	4380 Old US Hwy 41 North, Hahira	PK-12	242-8491
St John Catholic School www.stjohnschl.org	800 Gornto Rd, Valdosta	PK3-8	244-2556
Georgia Christian School www.georgiachristian.org	4359 Dasher Rd, Valdosta	PK3-12	559-5131
Open Bible Christian School www.openbiblechristianschool.org	3992 N Oak St Ext, Valdosta	K3-12	244-6694
Highland Christian Academy www.hcavaldosta.org	4023 Pine Grove Road, Valdosta	K-12	245-8111
Crossroads Baptist School www.crossroadsbaptist.com	3001 Country Club Dr, Valdosta	K3-5	241-1430
Lighthouse Christian School www.lbc.ministry.org	4565 Bemiss Rd, Valdosta	K-12	244-8436
Scintilla Charter Academy www.scintillacharteracademy.com	2171 E Park Ave, Valdosta	K-4	244-5750

Colleges

Valdosta State University www.valdosta.edu	1500 N Patterson St, Valdosta 3010 Robinson Rd, Moody AFB	333-5800 257-4163
Georgia Military College www.valdosta.qmc.cc.ga.us	4201 N Forrest St, Valdosta 3010 Robinson Rd, Moody AFB	269-4848 244-7323
Embry-Riddle Aeronautical University www.erau.edu	3010 Robinson Rd, Moody AFB	244-9400
Park University www.park.edu	3010 Robinson Rd, Moody AFB	245-7077
Webster University www.webster.edu/moodyafb	3010 Robinson Rd, Moody AFB	257-1775
Wiregrass Georgia Technical College www.wiregrass.edu	4089 Val Tech Rd, Valdosta 3010 Robinson Rd, Moody AFB	333-2100 253-9571

Renting in the Community

SHOULD YOU RENT OR BUY A HOME?

The Choice of Renting or Buying

For the Air Force member, the decision to buy or not to buy a home must be realistically considered. However good an investment a home might be to the average person, it may turn out to be a mistake to buy a home for a short period of time. There is no magic time period; some have sold homes and made money after living there for less than a year, while others have lost money even after owning the home for several years. Let it suffice to say that the chances of a homeowner making money on a home are not as good for the serviceman. Inflation might increase the price, but that could well be offset by the closing costs paid when the house is bought and the realtor's fee paid when the house is sold.

Another reason that many do not buy homes is economics: in these uncertain times if you buy, and in a couple of years have to relocate due to orders, you may find out that your property value has depreciated and selling can take longer than you can afford (making a house payment and renting at your new location). In this case, you owe more than what you can expect to make by selling your home. The current economy also makes for a more difficult time in qualifying for a loan; but even those who can qualify face steep payments when utility costs are included, along with maintenance costs. When you add taxes and insurance, the figure climbs to even more alarming heights.

The alternatives are, of course, renting in the local area or living in privatized housing. Neither could be considered an investment; but they are generally cheaper and require little occupant-financed maintenance. The money saved could be applied to a sound investment/savings program. Depending on the situation, such a strategy could well prove more fruitful for the Air Force member facing a short or uncertain tour.

The decision to rent or to invest in an owner-occupied home is among the major financial-planning judgments a service member will make.

By living in privatized housing, most of the base facilities are more convenient. This saves time, transportation costs, increases safety, and enhances our military/social community. BAH is allotted as rent and is normally less than the combined costs of living off base (rent or mortgage, utilities, maintenance, taxes, etc.).

Sometimes we have no choice but to rent. The financial squeeze of high payments and the kind of house you are willing to live in leaves renting as your only choice. Some people rent simply because they do not enjoy fixing up a place or repairing things. Others enjoy the opportunities that townhouses or apartments offer in the way of social or recreational activities. However, renting yields no investment return and no tax cut.

If You Rent

You retain mobility and avoid the process of disposing of a house when you move.

You avoid expensive maintenance costs or unexpected loss if property values drop in your area.

You can leave upkeep problems and repairs to a landlord, saving your time and attention for other matters.

You may be able to have the best of both arrangements by renting, with an option to buy later, a house or condominium. In this case, your rental contract must state that a portion of your rent is credited toward the purchase price.

If You Purchase

The decision to purchase a home upon military reassignment is frequently based on capital appreciation in residential real estate. Although some growth in property value is essentially certain in an inflationary economy, the rate of growth over time and geographic location is uncertain.

Home ownership can be an incentive to save and a measure of your economic progress.

Monthly mortgage payments may be less expensive than rent for comparable space and convenience.

Equity in a home will improve your credit rating, giving you an advantage if you decide to buy another larger or more expensive house.

As an investment, a home may weather changes in the economy better than other purchases.

REMEMBER: In buying a house you will make what may prove to be the largest, single financial transaction of your lifetime. Naturally, you will want to protect your investment.

If you buy hurriedly, without due consideration and careful comparison of values, you will probably be disappointed. Size, location, method of construction, proximity of schools, shopping areas, churches, as well as price, must all be considered.

GENERAL INFORMATION

Written Leases: The importance of reading and understanding the terms of the lease before signing cannot be over-emphasized. The terms, for the most part, set forth your duties and obligations as a tenant and the landlord's remedies if you violate your duties and obligations. **WHEN BOTH PARTIES SIGN THE LEASE, IT IS A CONTRACT AND YOU ARE BOUND BY THE TERMS. READ AND UNDERSTAND THE LEASE BEFORE YOU SIGN IT.** Be sure to get a signed copy for your records at the time you sign it. Don't accept statements such as "I'll mail a copy later, etc." A copy should be given to you immediately. **Always view the unit you are moving into prior to paying a deposit and signing the lease.**

Military Clause: Since you are in the military, your tour at Moody is subject to change at any time. Your lease should include a military clause. If not, request a Military Clause be signed and attached as part of your lease as a special addendum. A copy of the Military Clause containing all the provisions located in the back of this handout can be attached to the lease. A 30-day written notice must be given along with a copy of orders or a letter from the commander. Your lease can be broken if you are deployed over 60 days (per Georgia code). A member can still be held liable for 30 days of rent if short notice is given. Specific questions on problems regarding a particular lease should be directed to the Housing Management Office, Bldg 320, (229) 257-4417 or the Base Legal Office, located in the Parker Green Building, Bldg 150, 2nd floor, (229) 257-3414.

Security Deposit: Most landlords will require a security deposit be paid when the lease is signed. In most cases the deposit will be equivalent to one month's rent. It is intended to protect the landlord against physical damage to the unit. The landlord has to provide an itemized listing of why any or all of the security deposit is being kept within 3 business days after tenant vacates and has 30 days to return any deposit being refunded. The landlord is not required to return any interest on security deposits. Rentals in our Military Appreciation Rental Program (MARP) do not require a security deposit or application fee. Where pets are allowed, a non-refundable pet fee may be required and may not be applied to any pet damages.

Termination Notices: If you sign a lease or rental agreement, it will normally include termination provisions. If it does not include any termination provisions and no other arrangements have been made between you and your landlord, you may be required to move when the lease expires. Your lease may have an automatic renewal clause locking you into another full year if no notice is given prior to the lease termination date. If you have not signed a lease or rental agreement, Georgia Law requires the landlord

give you a 60-day written notice if he/she wants you to move. You, as the tenant, are required to give your landlord a 30-day written termination notice before you move. To protect yourself, prepare your notice in duplicate so you'll have a copy for your records and send your notice by certified mail with return receipt requested. Termination forms are available in the Housing Management Office. A sample is located in <http://www.housing.af.mil/moody> under Featured Documents, Housing Relocation Guide.

Renter's Insurance: Whether you are renting off base or living in privatized housing, you are advised to have renter's insurance to protect your personal property and for liability. Your landlord does not provide any protection for your property against fire, theft, water damage or other losses.

Utilities: Utilities are normally not included in the rental prices. Before you obligate yourself to rent a particular unit, investigate the cost of utility deposits, connection fees and monthly costs. Your landlord can obtain the average monthly utility costs by contacting the utility company or you may contact the company yourself (see page 21 for a list of the major utility companies with the approximate prices for deposits and connection fees). *Utility deposit waiver letter is available through your First Sergeant.*

Inspection Checklists: Before signing a lease and moving into a rental, you should make a thorough inspection to determine (1) if anything is missing, (2) if in your opinion there are any questionable damages that the landlord may charge you for later, and (3) if everything is in good working condition. In some cases, Georgia Law requires the landlord to conduct this inspection and provide a complete list of existing damages prior to you paying a security deposit and moving in. However, it is for your protection and you should make sure it is done and keep a signed and dated copy in your records. Forms for the inspection are available at the Housing Management Office.

Neighborhood Conditions and Security Disclaimer: Before entering a rental agreement it is your responsibility to become acquainted with present or future neighborhood conditions which can affect the property and may be objectionable to you (i.e. high-voltage power lines, cemeteries, airports, schools serving the property etc.) Crime can occur in any neighborhood. You may want to visit the area at different times of the day and night. If you are concerned about the possibility of a registered sex offender residing in a neighborhood where you live, you can review the Georgia Violent Sex Offender Registry on the Georgia Bureau of Investigation website at www.gbi.georgia.gov. Another good website is www.familywatchdog.us. Many leases have "Neighborhood Conditions" and "Security Disclaimer" clauses in them.

Paying Cash: When paying rent or bills by cash always get a receipt and file them for safekeeping.

Request for Repairs: Unless the lease states otherwise, oral notice of defects or repairs is usually sufficient. However, a cautious tenant should always notify the landlord in writing regardless of the language of the lease. A dated and signed copy should be kept for your records. A Request for Repairs form is located in <http://www.housing.af.mil/moody> under Featured Documents, Housing Relocation Guide and in the Housing Management Office.

Average Rental Prices: The following is a guide to the average rental prices for unfurnished units and excluding utilities located in the Moody area.

<u>SIZE</u>	<u>PRICE RANGE APARTMENT</u>	<u>PRICE RANGE HOUSE</u>
1 bedroom	\$495 - \$ 850	Limited
2 bedroom	\$550 - \$1,000	\$650 - \$1,100
3 bedroom	\$750 - \$1,300	\$850 - \$1,900
4 bedroom	Limited	\$995 - \$2,500

PROPERTY MANAGERS IN LOCAL AREA

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<u>Company Name</u>	<u>Phone Number</u>	<u>Website</u>
American Dream	(229) 262-1300	https://theamericandream.house
Anchor Realty	(229) 333-2599	http://m.anchorrealtysoga.com
BridgeBuilder Investments	(888) 247-1362	http://bridgebuilderinvestments.com
Crown Property Management Group	(229) 548-4833	http://crownvaldosta.com
Cooper Realty	(229) 241-0270	http://www.cooperrealestate.com
Diamond Realty	(229) 247-2222	http://www.valdosta-homes.com/
Empire Real Estate	(229) 242-5076	http://valdostahomesforsale.com
Era Joyner Realty	(229) 241-8884	http://www.era4sale.com/
Exit Realty in Touch	(229) 333-5105	http://movetovaldosta.com
Herndon Company	(229) 245-6380	http://www.herndonrentals.com
Lincoln Realty	(229) 247-4450	http://www.lincolnrealtyvaldosta.com/
Mike Hill Real Estate	(229) 242-1401	http://www.mikehillrealestate.com
MCL Investment Properties	(229) 300-3196	https://www.mclproperties.net/contact
Mercer Hughes Real Estate Group	(229) 262-7133	https://mercerhughesrentals.managebuilding.com/Resident/public/home
Mike Hill Real Estate	(229) 242-1401	http://www.mikehillrealestate.com
Ron Borders Property Management	(229) 259-0604	http://www.rbpm.us
Signature Choice Realty	(229) 249-5339	https://www.signaturechoicerealty.com/
West Towne Cottages	(229) 262-3503	https://www.westtownecottages.com/
Wiregrass Properties	(229) 247-0100	http://www.wiregrassproperties.com/

Local RV Parks

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the Department of the Air Force or Moody Air Force Base.**

*Rates are subject to change

	RV Park	Phone	Nightly	Weekly	Monthly
1	Grassy Pond Recreation	(229) 559-5840	\$ 30.00	\$ 140.00	\$ 450.00
2	Cecil Bay RV Park	(229) 794-1484	\$ 36.00	\$ 195.00	\$ 450.00
3	Eagle's Roost RV Resort	(229) 559-5192	\$ 46.95		
4	Valdosta Oaks RV Park	(229) 247-0494	\$ 36.00	\$ 195.00	\$ 450.00
5	Cain's Creekside RV Park	(229) 794-9416	\$ 40.00		
6	River Park RV Park	(229) 560-6352	\$ 44.00		

UTILITIES

(Utility deposit waiver letter is available through your First Sergeant)

Deposits may also be waived if a letter is provided for excellent credit reference for at least 12 months or a credit check shows good credit history. Check with the utility company for details.

Gas South		(866) 762-6427	www.gas-south.com
Scana Energy		(877) 467-2262	www.scanaenergy.com
Georgia Power Co		(888) 660-5890	www.georgiapower.com
Colquitt Electric		(229) 244-6893	www.colquittemc.com
Valdosta Water/Sewer Dept (102 N. Lee St. Valdosta) Trash collection in Valdosta is automatic when you sign up for water		(229) 259-3556	www.valdostacity.com
Lowndes County Water and Sewer Systems (trash pickup not included)		(229) 671-2500	www.lowndescounty.com
Advanced Disposal Services–Trash (County)		(229) 244-2466	www.advanceddisposal.com/georgia
Deep South Sanitation–Trash (County)		(229) 559-0200	<i>(see Facebook page)</i>
City Hall–Water/Sewer/Garbage	Hahira, GA 31632	(229) 794-2330	www.hahira.ga.us
Colquitt Electric	Nashville, GA 31639	(229) 686-7431	www.colquittemc.com
City Hall – Water	Ray City, GA 31645	(229) 455-2501	www.raycityga.com
City Hall – Water/Gas	Nashville, GA 31639	(229) 686-5527	www.cityofnashvillega.net
Berrien County Housing Inspector		(229) 455-0268	
Colquitt Elec. (County)	Adel, GA 31620	(229) 896-4591	www.cityofnashvillega.net
City of Adel	Adel, GA 31620	(229) 896-4504	www.cityofadel.us
Slash Pine EMC (Slash Pine does not honor deposit waiver letter)	Homerville, GA 31634	(912) 487-5201	www.slashpineemc.com
City Hall –Water/Sewer/Garbage	Lakeland, GA 31635	(229) 482-3100	
Lanier County Housing Inspector		(229) 561-3453	
Lanier County Courthouse		(229) 482-2088	

APPLIANCE AND FURNITURE RENTALS: Furnishings Management only provides loaner kits at overseas locations. There are no provisions for government provided loaner kits in the lower 48 states. Therefore, if you need appliances or furniture while waiting for HHG shipment you will have to rent it.

Rent-A-Center

1104 N Ashley St (229) 244-6758
Valdosta, GA 31601

Furniture Express

808 N Patterson St (229) 293-0040
Valdosta, GA 31601

CAR RENTALS:

Enterprise Rent-A-Car

803 N Ashley St (229) 241-8560
Valdosta, GA 31601

Hertz Car Rental

603 N Ashley St (229) 249-7910
Valdosta, GA 31601

MILITARY CLAUSE

As required by Official Code of Georgia Annotated, Sec. 44-7-22, Lessor hereby acknowledges that Lessee is a member of the United States military on active duty, and has the right to terminate this lease under any of the following conditions:

*Receives permanent change of station orders or temporary duty orders to an area 35 miles or more from the location of the rental premises for a period exceeding 60 days

*Is released from active duty and the rental premises is 35 miles or more from the service member's home prior to active duty

*Is required to move into the dormitory at Moody Air Force Base, Georgia

*Has leased the property but prior to moving in receives a change of orders to an area that is 35 miles or more from the location of the rental premises. If a Lessee terminates the rental agreement 14 or more days prior to occupancy, no damages or penalties of any kind can be charged.

Lessee must deliver to Lessor written notice of termination and a copy of orders or written verification signed by the service member's commanding officer. Termination of the lease will be effective at a minimum of 30 days following delivery of the written notice to the Lessor.

If Lessee gives Lessor written notice of 30 days or more under this clause, then Lessee is liable for any rent that accrues up to and including the stated day of termination. Lessor may not assess any additional penalty or liability due to the early termination of tenancy.

The provisions of this code section may not be waived or modified by the agreement of the parties under any circumstances.

Lessor further understands and agrees that under Georgia law, Lessee's security deposit may not be withheld as liquidated damages or as a penalty for termination pursuant to military orders except that Lessor may withhold a portion of the security deposit equal to the cost of repairing damage to the premises caused by an act or omission of the tenant. This clause shall take precedence over any other lease provision and is hereby incorporated in the lease signed by:

_____ and _____

on the _____ day of _____ 20____.

LESSOR'S INITIALS _____

LESSEE'S INITIALS _____

LANDLORD/TENANT OCCUPANCY INSPECTION CHECKLIST

Address of Rental: _____

Date: _____

Fill in as applicable. If item does not apply use N/A. Condition should best describe the unit at the time of inspection.

INITIALS Tenant Owner	ROOM	AREA	CONDITION Move In	CONDITION Move Out
	KITCHEN	STOVE		
		REFRIGERATOR		
		SINK		
		DISHWASHER		
		COUNTERTOP		
		FLOOR		
		WALLS		
		OTHER		
	LIVING RM	CARPETING		
		WALLS		
		OTHER		
	BEDROOMS	CARPETING		
		WALLS		
		OTHER		
	BATHROOMS	SINK		
		TUB/SHOWER		
		MEDICINE CABINET		
		VANITY		
		TILE		
		WALLS		
		OTHER		
	ALL ROOMS	GLASS/WINDOWS		
		SCREENS		
		WALLS		
		OTHER		
	METER READINGS	ELECTRICITY		
		GAS		
		WATER		

If more space is needed, continue on another page

NUMBER OF KEYS ISSUED: _____

IS PEST CONTROL PROVIDED? YES _____ NO _____

TENANTS MARITAL STATUS: () MARRIED () SINGLE

TOTAL NUMBER IN TENANT'S FAMILY _____ OR NUMBER OF ROOMMATES _____

OTHER REMARKS

TENANT'S NAME _____
PRINT

SIGNATURE

OWNER/AGENT'S NAME _____
PRINT

SIGNATURE