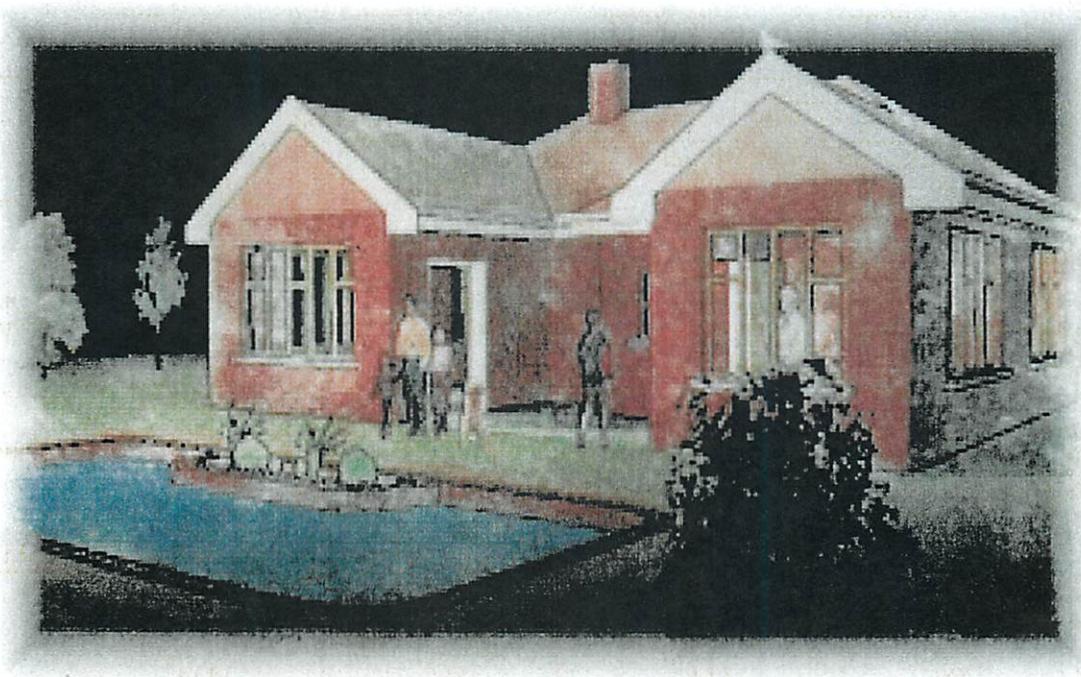


OFF-BASE HOUSING GUIDE



SEYMOUR JOHNSON AIR FORCE BASE
GOLDSBORO, NORTH CAROLINA

EMERGENCY NUMBERS

Fire/Rescue	911
Police, Goldsboro	(919) 580-4240
Sheriff Department, Wayne Co.	(919) 731-1481
Highway Patrol	(919) 731-7960
National Response Center	1-800-424-8802
N. C. Center for Missing Persons	1-800-522-5437

IMPORTANT NUMBERS & INFORMATION

UTILITIES

GAS

Piedmont Natural Gas
1-800-275-6264
www.ncng.com

WATER

City of Goldsboro
(919) 580-4340
www.ci.goldsboro.nc.us

SANITATION SERVICES

Waste Management
1-800-344-2655
www.wm.com

ELECTRICITY

Progress Energy
1-800-452-2777
www.progressenergy.com

Town of Fremont
(919) 242-5151

Waste Industries Inc
(919) 736-7370

Tri-County Electric
Membership Coop.
1-800-548-4869
www.tcemc.com

Town of Pikeville
(919) 242-5126

Southern Sanitation Svs
(919) 734-9795

Town of Fremont
(919) 242-5151

Town of Mt Olive
(919) 658-9536

Wooten Garbage Collection
(919) 778-7823

Town of Pikeville
(919) 272-5126
www.pikeville.govoffice.com

Wayne Water District
(919) 731-2310
www.waynewaterdistricts.com

NC DEPT OF MOTOR VEHICLES

Town of LaGrange
(252) 566-3186

Fork Township (Rosewood)
(919) 736-2551

Driver's License Offices
Goldsboro
710 W Grantham St
(919) 731-7963

TELEPHONE

Bell South/AT&T
1-888-757-6500
www.bellsouth.com

Town of LaGrange
(252) 566-3186

Mount Olive
118 N Chestnut St
(919) 658-3942

Sprint
1-800-877-4646
www.sprint.com

Town of Eureka
(919) 252-5064

NC Department of Motor Vehicles

NC License Plate Agency
Goldsboro
511 N William St
(919) 734-0881

NC License Plate Agency
Mount Olive
1130 N Breazeale Avenue
(919) 658-9921

CABLE TELEVISION

Time Warner Cable
1503 Wayne Memorial Drive
(919) 735-2221
www.timewarner.com

Direc TV
1-800-595-7286
www.directv.com

Dish Network
1-800-608-5924
www.dishnetwork.com

WAYNE COUNTY PUBLIC SCHOOLS

Wayne County Public School System is the 20th largest school system in the state (out of 115), with over 19,300 students in kindergarten through 12th grade and our goal is to provide a quality education for each student. We are proud of our 33 schools and the opportunities they offer to students. The Wayne County Public Schools System has a reputation for academic excellence, active parental and community involvement and sound fiscal management. The following is required for children entering kindergarten, first grade or transferring to the Wayne County Public School System:

- A certified copy of Birth Certificate
- Immunization Records
- Proof of Address
- Social Security Card

For more information on the Wayne County Public School System, you may contact them at (919) 731-5900 or visit them on the web at www.waynecountyschools.org.

PRIVATE SCHOOLS

Wayne Christian School
(919) 735-5605
www.waynechristian.org

Faith Christian Academy
(919) 734-8701
www.fcagoldsboro.com

Wayne Country Day School
(919) 736-1045
www.waynecountryday.com

Pathway Christian Academy
(919) 735-9176
www.pathwayacademy.org

Wayne Montessori School
(919) 778-0022
www.waynemontessori.org

Summit Christian Academy
(919) 759-2002
email: scaandcp@bellsouth.net

St Mary Catholic School
(919) 735-1931 x 33
www.saintmarygoldsboro.org

COLLEGES

Wayne Community College
2-Year School
(919) 735-5151
www.waynecc.edu

Mount Olive College
4 Year Liberal Arts School
(919) 658-2502
www.mountolivecollege.edu

East Carolina University
4-Year School
(252) 328-6131
www.ecu.edu

RENTER'S INSURANCE

Renter's insurance protects your property against damage or loss, and insures you in case someone is injured while on your property. It's offered by most companies that sell homeowner's insurance.

Why should I buy renter's insurance?

Your landlord's insurance doesn't cover your personal property -- your clothes, furniture, stereo, computer, bicycle, jewelry, or anything else. Renter's insurance does. Renter's insurance also may pay for accidents that occur on your property or damage to others' property. A renter's insurance policy can be an important -- and relatively inexpensive -- protection for you and your family.

What's covered?

You can purchase different levels of coverage, but there may be limits on the values of specific items covered. For example, some policies limit the amount they will pay for computers, jewelry, and other specific items. You may purchase additional coverage ("floaters") for items not covered in your basic policy. You also may want to purchase separate coverage for losses due to earthquake, flood, or other natural disasters.

How much insurance do I need?

- Estimate the value of your personal possessions. This is the amount of insurance you need to replace the contents of your home if everything is destroyed.
- Decide whether you need supplementary coverage, such as for damages from flood or earthquake. The more coverage you buy, the less you will have to pay out of your own pocket to replace property that is destroyed or stolen.

What are deductibles?

A deductible is the amount you will pay out of your own pocket before your insurance pays on a claim. This amount may be a percentage of the value of the actual loss, a percentage of the value of the insured property, or a specific dollar amount. For example, if your policy has a \$200 deductible and your claim is \$1,000, you will pay the first \$200 and the insurance company will pay the remaining \$800.

What's the difference between actual cash value and replacement cost?

You can insure your property in either of two ways -- the actual cash value, or the replacement cost.

Actual cash value

This coverage considers the age and condition of the item at the time of the damage or loss, and pays only what it is worth to **replace it with an item of similar condition** -- used.

Replacement value

This pays you the cost to replace the covered item with a comparable new item. Replacement value policies usually cost more, and may have restrictions.

What does it cost?

One year's coverage should be \$200 or less.

If I file a claim, will my policy be cancelled?

It's possible, but unlikely. If the loss was your fault, such as a fire from smoking in bed, the insurance company might refuse to renew your policy. If you weren't responsible for the loss or damage, your insurance shouldn't be affected.

What happens if my property is stolen or damaged away from my home?

With some restrictions, your property usually is covered wherever you are. Restrictions may include a limit on the value of property that will be covered, such as up to 10 percent of your total coverage.

What if something in my home that doesn't belong to me is stolen?

Within the limits of your policy, usually any items "in your possession" are covered by standard renter's insurance.

Be an informed consumer and shop around for the best price. Make sure you are comparing similar policies between companies, with the same deductibles and levels of coverage. When getting quotes you should have:

- A basic description of your property.
- The distance from the nearest fire department and fire hydrant.
- A list of any security devices in your home.
- The coverage and limits you want.

Ask for discounts. Some insurers offer discounts on renter's insurance if they are also your auto insurance company or if you are a nonsmoker; don't be afraid to ask about these and other discounts.

Choose the highest deductible you comfortably can afford. The higher the deductible you choose, the lower your insurance premium.

Keep a list. Keep an accurate list of your possessions, their purchase prices, model numbers, and serial numbers. Store this list and photos or a video of your possessions in a safe-deposit box or other secure site away from your home.

Read your policy. Read your policy carefully and make sure you understand its terms. It is a contract between you and your insurance company. Don't sign it unless you understand what is and isn't covered, your responsibilities and rights, and the limits of your coverage.

**SEYMOUR JOHNSON AFB HOUSING REFERRAL OFFICE
SUGGESTED PRE-RENTAL INFORMATION CHECKLIST**

SUGGESTIONS TO FOLLOW PRIOR TO RENTING:

1. Ascertain when rent will be due. Will the landlord accept a check? Will the unused portion of rent be refunded? Under what conditions will the unused portion of rent be refunded?
2. Know exactly what is required for you to get your security deposit refunded and the length of time it takes to receive security deposit refund after you have vacated premises. Often the owner has the deposit — not the manager.
3. Ask the landlord how much advance notice of your vacating the premises is required. Give that specified notice in writing.
4. Know the minimum length of time that the landlord will rent: week, month, etc.
5. Ask for a copy of the landlord's "house rules". Discuss them with the landlord and abide by them.
6. Know how "in house" pest control is accomplished. Does the landlord provide this or is it your responsibility?
7. Consider if the facility is adequate for your needs — will you be happy there?
8. Know the name and telephone number of the person to contact for repairs, unless repairs to the facility and furnishings are your responsibility.
9. Determine what utilities the landlord provides and which ones you have to provide. Don't forget garbage collection.
10. Know who maintains the yards, cuts the grass, etc. If it is your responsibility, determine your assigned area. Does the landlord provide the equipment for you to do this?
11. If utilities are connected, make sure they work properly. If not connected, accomplish this ASAP after turning on utilities, and immediately notify landlord of discrepancies.
12. Check with the landlord concerning school pick-up for your children, also the name of the school nearest your accommodations.
13. If you are renting for a short period of time, discuss the probability of pro-rating your rent. Also discuss sub-letting.
14. Discuss your pet with the landlord. Is it allowed in the house, or is it expected to remain in the yard? Is an additional deposit required?
15. Before signing any rental contract thru a real estate company, make sure you understand *whether* there is a real estate charge to you, the tenant, or whether the landlord pays the real estate fee.

16. Remember that without a lease, the landlord can move you out without cause with a thirty (30) days notice if the property is sold or the landlord wants to rent to someone else.

17. Check heating outlets or radiators to see if they're in working condition (if heat can be turned on.) Also make sure there are enough outlets or radiators to sufficiently heat each room individually (or at least one per room.)

18. Talk with former tenants and other tenants, if possible, preferably in private, and ask them about their problems with the premises and/or the landlord (such as heat, water, parking, and getting repairs done.)

19. Tour the surroundings. Find out how far away shopping centers, laundromats and major roads are from the premises. Will it be convenient for you (especially in winter) with or without the use of a car?

20. Take notice of the surrounding neighborhoods. Will you feel comfortable living there or would you feel bored or frightened?

21. Find out if you can terminate the lease. If not, can you sub-let? If so, will you have to take the responsibility for finding a subtenant?

22. Are you required to give advance payments of rent, and under what conditions may you be required to do so?

23. How much notice does the landlord require before you vacate?

SAMPLE MILITARY CLAUSE **Revised Jan 04**

All active duty military members are advised to request a military clause be included in any rental/lease agreement longer than 30-days. The following is a sample military clause:

MILITARY CLAUSE: Resident may terminate this contract by giving a 30-day written notice (prior to the next rent due date) and presenting any of the following:

- Permanent Change of Station (PCS) Orders (or Commander's Letter)
- Retirement Orders (or Commander's Letter)
- Separation Orders (or Commander's Letter)
- Deployment Orders (or Commander's Letter) * Deployments must be for 90days or more *
- Letter from the proper base authority DIRECTING tenant to live on base (this does include voluntarily moving into Military Family Housing).

Exercise of this provision will **NOT** result in:

- Loss of the resident's rental deposit(s)
- Repayment of any rental concession received by resident (except in resident's voluntary early termination, not associated with any of the above actions).
- Resident's obligation to pay an early termination fee (except in resident's voluntary early termination, not associated with any of the above situations).