

**RENTAL
PARTNERSHIP
Q&A's
INFORMATION**

RENTAL PARTNERSHIP PROGRAM QUESTIONS WITH ANSWERS

Q. What is the Rental Partnership Program (RPP)?

A. The Rental Partnership Program provides quality apartments located in desirable areas. Apartments have either intrusion alarms, access gates or courtesy patrol and the rent cost is below market rate.

Q. Who is eligible to participate in this program?

A. Any military member assigned to Lackland AFB, single or married, who is authorized to live off base receiving Basic Allowance for Housing (BAH) may participate in the program.

Q. Can an Apartment Locator or Realtor help me find an apartment in the R.P.P?

A. **No.** Fee for service companies, such as Apartment Locators and Realtors, increase the landlord's expenses making it financially impossible for the landlord to participate in the R.P.P.

Q. How do I find information on R.P.P?

A. The Lackland Housing Flight, Bldg 1524, provides briefings daily.

Q. How do I pay the rent on the R.P.P?

A. Apartment communities have agreed to reduce rental rates because military members rent is paid by allotment. The military member may choose for one half of the rental amount to be taken out on the mid-month payday and the other half at the end of the month or the full rental amount can be paid thru allotment by the end of the month pay, this is your choice. Until your allotment actually starts through Finance, rent must be paid by cashier's check or money order to the apartment management.

Q. How much is the security deposit?

A. Under the R.P.P, there is **no** Security Deposit, Application Fee, or Credit Check. You are automatically approved. However, "It is the Department of Defense (DoD) policy that military members pay their just financial obligations in a proper and timely manner. Creditors who have been awarded a civil judgment against a military member, may seek enforcement of the judgment by applying for an involuntary allotment from the member's military pay. If approved, the allotment can pay up to a maximum of twenty-five percent (25%) of the member's disposable pay per monthly pay period.

(Note: not all pay that a military member receives is subject to involuntary allotment.” Visit <http://www.dfas.mil/garnishment/military.html> , for detailed information.

Q. If I have a pet, is there a Pet Deposit?

A. The landlord will charge a Pet Deposit and/or Pet Fee. The deposit is based on the size of pet and number of pets. Some apartments do not accept large dogs, others do with breed restrictions and weight restrictions. The Pet Deposit can be refunded at the end of the lease but the Pet Fee is nonrefundable.

Q. Is there a selection of apartments with different price ranges and options?

A. Yes. There is a wide range of properties to choose from in various locations. Apartments with different amenities (such as square footage, washer/dryer availability, or cable) will have different price ranges. Some apartments pay for water and trash pickup while others do not. You choose the price and options to meet your needs.

Q. What if I am eligible for a one-bedroom apartment but want a two-bedroom apartment instead?

A. Not a problem. Just keep in mind what your housing allowance is and attempt to stay within that price range. The difference will come out of your pocket.

Q. How do you determine how many bedrooms I am eligible for?

A. San Antonio City Code states the maximum number of persons is 2 per bedroom. A Service Member and spouse are considered eligible for a one-bedroom apartment. A Service Member, spouse and one or two children are eligible for a two-bedroom unit.

Q. What security aspects have been considered on the R.P.P. in the apartment community?

A. All apartment complexes will offer either access gates, courtesy patrols, or intrusion alarms. It is recommended that quarterly community meetings be held to educate tenants on ways of protecting themselves and their property. In any emergency situation call 911 immediately and contact Apartment Management immediately thereafter.

Q. How much money can I save by using this program?

A. The first savings are the cost of a security deposit and application fee. The rents are lowered for every apartment on the program saving the military member monies monthly while being able to live in a quality apartment community.

Q. Do I have to pay a deposit for the utilities companies?

A. The Housing Flight can issue a Deposit Deferral Letter for the City Public Service utility company and the San Antonio Water System. By paying your monthly bill on time, no utility deposit will be required. If the member fails to pay their monthly bill on time, the utility company could impose a deposit.

Q. What if I have bad credit and have had trouble renting in the past?

A. No credit report is required. Being assigned to Lackland AFB makes you automatically approved.

Q. Can two single military members share an apartment?

A. Yes, two military members receiving single rate BAH can together rent a one or two bedroom apartment.

Q. Are the apartments close to the base?

A. You choose the location you want from the available properties. All apartments are within a 30-minute commute to Lackland AFB.

Q. Are the apartments close to public transportation and shopping?

A. All the apartments are within 30-minute of Lackland and within minutes of shopping and public transportation.

Q. Can I get out of my lease when offered military family housing or receiving PCS orders?

A. You must sign a twelve-month lease when you rent on the R.P.P. After completion of your first twelve-month lease, you renew your lease for the 2nd twelve months, but can now terminate your lease. It is necessary to provide the apartment management in writing your 30 days notice and there will be no penalties for accepting military family housing.

Upon receiving PCS orders and providing landlord with 30 days notice you are covered under the Military Clause in your lease.

**Rental
Partnership
Program
RPP**

Jul-12		Rental Partnership Program Apartment Listing			
*Prices are subject to change due to Pending Contract renewals					
Rates listed below are the guaranteed rates for the unit types listed. Other floorplans may be available with a discount.					
Rates include allotment processing fee but might NOT include water/waste water usage, trash fee or amenity charges					
Prices are subject to change due to Pending Contract renewals					
Apartment & Address	PHONE	No # of BR's/Apt Price	Washer/Dryer/Connec	Apartment size w/sq ft/Utilities & Other Amenities Paid	PETS & BREED RESTRICTIONS
NW SAN ANTONIO					
MADISON @ PIPERS CREEK VILLAS 7940 Pipers Creek 78251	647-7777	1- \$499, \$582, \$602, \$602, & \$727 2 - \$679, \$699, \$742 & \$762 3 - \$956	W/D Connections	1 Bdrm - 440 or 570 sq ft 1 Bdrm - 615 or 636 sq ft 2 Bdrm - 755 or 815 sq ft 3 Bdrm - 1085 sq ft	Inquire within for Pet info
SILVER OAKS APARTMENTS 7585 Ingram Raod 78251	706-3000	1 - \$459 & \$529 2 - \$619 & \$729	Laundry Facilities	1 Bdrm - 485 & 603 sq ft 2 Bdrm - 726 & 917 sq ft	Pets allowed inquire within for pet deposits and fees
TARA VISTA 10800 Hwy 151 78251	543-7600	1- \$583, \$663, \$708 2- \$773, \$863 \$963	W/D Connections	1 Bdrm - 560, 684 & 780 sq ft 2 Bdrm - 850, 953 & 1103 sq ft	Visit with Property Management for Pet Deposits and fees.
*WESTPOND APARTMENTS 1980 Horal Drive 78227	674-0900	1- US\$545/DS \$550 1- \$640US/DS \$657 2- \$682US/DS \$689 2/2-\$779US DS\$789 3- \$999US DS\$1009	W/D Connections Laundry Facilities	1 Bdrm - 503 sq ft or 1 - 702 sq ft 2 Bdrm - 704 sq ft or 2 - 932 sq ft 3 Bdrm - 1,192 sq ft	Pets allowed inquire within for pet deposits and fees

WILLOW CREEK 1530 NW Crosswoods 78251	509-5700	1-1-\$575 1-\$602 1-\$675 1-1-\$685 1-1-\$735 2-1-\$755 2-\$830	1- Connections 1- & Laundry Facilities	1 Bdrm - 546 sq ft 1 Bdrm - 620 sq ft 1 Bdrm - 784 sq ft 1 Bdrm - 800 sq ft 1 Bdrm - 840 sq ft 2 Bdrm/1Ba - 890 sq ft 2 Bdrm/2 Ba - 1,135 sq ft	Inquire with management
N CENTRAL SA					
SIERRA ROYALE 6300 Rue Marielyne 78238	684-9000	1-\$642 1-\$661 2-\$784 2-\$808 2-\$832 2-\$865 & \$879	W/D	1 Bdrm - 739 & 786 sf 2 Bdrm 1 1/3 bath - 1,056 sq ft 2 Bdrm 2 1/2 bath - 1155 & 1227 sq ft 2 Bdrm 2 bath - 1268 sf 2 Bdrm 2 1/2 bath - 1468 sq ft	Pets allowed inquire within for pet deposits and fees
SUNRAY APARTMENTS 7600 Blanco Road, 78216	342-0742	1- \$559, \$569, \$589 & \$599 2 - \$759, \$889, & \$1,079	W/D Connections & Clothes Care Facilities	1 Bdrm - 693 & 696 sq ft 2 Bdrm - 934 & 991 sq ft & TH - 1,199 & 1,269 sq ft Eff - 511	See Leasing Agent for Pet Information
VISTA DEL REY 5622 Evers Road 78238	681-2851	1 - \$447, \$629 & \$747 2 - \$783, \$829, \$834 & \$880	W/D Connections Laundry Facilities	1 Bdrm - 686, 827 sq ft 2 Bdrm - 901, 996, 997, 1,055	Pet information, inquire within. Breed Restrictions.

<p>WINDING CREEK 13121 NW Military Hwy 78231</p>	<p>492-4328</p>	<p>1 - \$561 1 - \$681 2-1 - \$726 2-2 - \$803 2-2 - \$828</p>	<p>W/D Connections & Laundry Facilities</p>	<p>1 Bdrm - 600 & 715 sf 2 Bdrm 1 bath - 810 sf 2 Bdrm 2 bath - 986 sf 2 Bdrm 2 bath Loft - 1052 sq ft Trash Pickup on Monday & Thursday</p>	<p>Inquire with Mgmt</p>
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