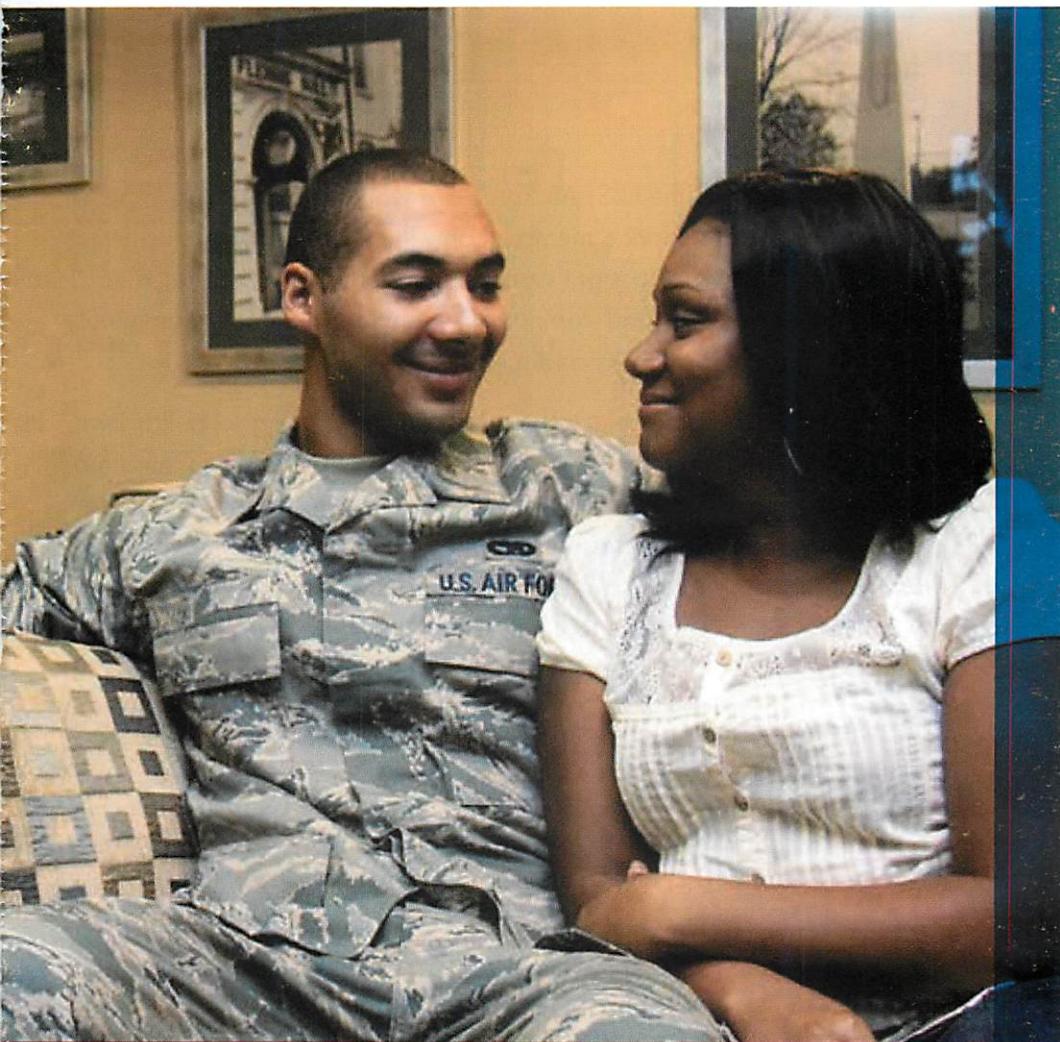


Corvias™ | military living



HOUSING PRIVATIZATION



corviasmilitaryliving.com



Corvias Military Living & the U.S. Air Force are working together to improve the quality of life for our service members and their families. Families living on base can look forward to significantly improved quality of life, award-winning customer service and top-notch amenities including community centers, pools, gyms, bark parks and more.

In 2011, the U.S. Air Force selected Corvias Military Living to build, own, renovate, manage and maintain family housing for Edwards AFB in California; Eglin AFB and Hurlburt Field in Florida; Eielson AFB in Alaska; McConnell AFB in Kansas and Seymour Johnson AFB in North Carolina. As privatization of family housing on your installation approaches, we want to ensure you understand the exciting changes that will soon be coming to your base.

What will this mean for families living on base?

First and foremost, it means you and your family will experience superior improvements including nationally-recognized customer service and first-class amenities like community centers, pools, fitness centers and much more.

As in the private sector, service members will sign a lease called a Resident Occupancy Agreement (ROA) and will start receiving their Basic Allowance for Housing (BAH) to pay rent for the homes they live in on base. The rent equals the BAH received by the airman and includes basic utilities and \$20,000 in renter's insurance coverage. For dual military members both living on base, the resident's rent will equal only the highest pay grade member's BAH at the with-dependent rate. The other member will retain his or her BAH.



What amenities will be provided under privatization?

Residents will experience superior customer service by well-trained professionals who recognize and appreciate the lifestyle and culture of military families, 24-hour emergency maintenance, lawn care, pest control and recycling. Families will have opportunities to attend Corvias Military Living-sponsored free resident events. In addition, construction and development activities will begin bringing new and/or renovated homes to the base as well as bark parks and state-of-the-art community centers which include computer labs, fitness centers, beach-entry pools and more.

When will I sign the lease?

Residents currently living on base will sign their Resident Occupancy Agreement prior to Corvias Military Living assuming responsibility for on-base family housing. The agreements will be available for review and signature beginning in April continuing until the transfer of responsibility occurs. The lease will become effective once Corvias Military Living begins managing on-base housing.

The Resident Occupancy Agreement is similar to leases required to be signed off base. All leases are for a 12-month period. After the initial 12-month period, the lease automatically converts to month-to-month. Residents moving on base after Corvias assumes housing responsibilities will sign their Resident Occupancy Agreement upon acceptance of their home.

Who is eligible to live in privatized housing?

Active-duty military personnel and their families authorized to reside on the installation are target residents for privatized housing. As part of the privatization initiative, if the occupancy falls below expected levels, housing will also become available additional categories starting with other active duty members of the uniformed services and expanding to Guard/Reserve military and families, federal civil service employees, retired military and federal civil service, DoD contractors and, eventually, the general public.

How is the rent amount determined?

Under the privatization program, rent is equal to your BAH which is based on rank.

When do we actually start paying rent?

The rent allotment will be initiated by the sponsor's signature on the lease agreement as well as the Form 594, Third Party Allotment Addendum and Privacy Act Information Release Forms, or by an authorized spouse's signature using a Special Power of Attorney. This entitlement will start automatically when Corvias Military Living assumes operational duties of on-post family housing and will continue for the period of time that you reside in on-post family housing at your Air Force base.

You are currently receiving and paying BAH to housing, but it is not reflected in your normal pay, nor does it appear on your Leave and Earnings Statement (LES). When Corvias Military Living assumes management of housing, your lease begins and you will begin to see your BAH separated on your LES as an entitlement and an allotment. Your take home pay will remain the same.

Once privatization has occurred, your rent will be paid in arrears. For example, your rent for July will be reflected on the LES you receive on August 1.

How will BAH be collected?

The Air Force has contracted with the Military Assistance Company (MAC) for a fully automated BAH payment system that connects with the Defense Finance and Accounting Service (DFAS). This system starts, manages, tracks, updates, and stops military payroll allotments to pay the rents in support of the privatized family housing program.

Will the changes affect my LES and net pay?

You will see no changes in the net pay amount from your previous LES. Take home pay stays the same. The BAH amount will appear on the left side of the LES under entitlements. The rent allotment will appear in the third column of the LES under allotments for an amount equal to the BAH amount.

What are the differences if I am married to another service member?

Both service members will receive the appropriate BAH. Your rent will equal the senior grade member's BAH at the "with dependent" rate. Your family will keep the BAH of the lower ranking service member. This is another example of how living on-base is a great value.

When will the rent allotment stop?

Rent stops on the agreed move out day. Once Corvias Military Living has officially cleared the resident, and any charges for damages have been paid, the allotment will be stopped. After move out, any refund due will be made by the tenth of the following month after your move out date. For example, if you move out on August 5, your refund will be made on September 10.

Are utilities included in the rent?

Yes. There are three components to the BAH that you receive. They are: renters' insurance, average utility costs and rent. The Air Force has implemented an energy conservation program which is a congressionally mandated Department of Defense policy that holds residents of privatized housing responsible for their electricity and gas usage. This program helps residents be energy conscious by becoming accountable for their utilities.

Under this DoD-mandated resident responsibility program for utilities, there will be several steps (of which you will be informed well in advance) before you actually begin live billing for utilities. All homes not scheduled for demolition will have a meter installed. It is expected to take a minimum of one year to meter the homes.

Homes will be grouped with the same type or similar homes to determine the energy baseline for each type of home. This is done by using your home's attributes such as size, age and location. Once a grouping of homes are occupied, a mock billing period will begin, usually for a period of at least three to six months in order to help families become familiar with their usage. After that period, residents will be responsible for conserving energy. Corvias Military Living will hold a series of town halls to provide additional information and answer questions as we approach these milestones.

Will Corvias meter all utilities?

The utilities that will be metered will include electric and gas. Water and sewer utilities will not be metered at this time. New and renovated homes will have gas and electric meters installed during construction or renovation.

When will we see the housing handbook?

The Resident Responsibility Guide (housing handbook) is currently under development. It will be ready for distribution with the leases and available during the lease signing. You may also view the document on our website at www.corviasmilitaryliving.com.

Will home maintenance be provided?

Yes. Corvias is dedicated to providing great customer service to you and your family and provides 24-hour a day, seven days a week emergency maintenance on all homes. We have an established track record for exceeding military family's expectations.

Who will I call for maintenance?

Maintenance will be performed by Corvias Military Living at the community level. Corvias Military Living will be responsible for all maintenance and service order requests. The Community Office is conveniently located, with management and maintenance representatives available six days a week with extended office hours. Emergency maintenance is available 24 hours a day, seven days a week.

Will there be a self-help store?

Yes, Corvias Military Living will assume responsibility for self help items. From tools for your yard to air conditioning filters, we will provide basic maintenance items at no cost to families. That being said, Corvias' comprehensive maintenance program is designed to alleviate the home maintenance responsibilities from all families.

Is pest control written into the new contract?

Yes. The pest control program and its schedule will be fully explained to you at lease signing.

Will Corvias Military Living provide lawn care?

Yes. Lawn care and landscaping will be provided for homes and common areas. We also have an op-out program for individuals who do not want their lawn serviced. Once the Community Office is established, you may contact the management team there for more information.

Will military members have to pay for trash service?

No. Trash service will be included in the rent.

Will military members have to pay a security deposit?

No security deposit will be required. Residents moving on base after privatization has occurred will be required to pay a refundable pet deposit if they choose to keep a pet.

How long do we have to decide if we want to stay or move off post?

Corvias Military Living will begin a program to ensure all lease agreements are signed beginning mid-April and continuing until Corvias Military Living assumes housing responsibilities. These leases will take effect on the first day of Corvias Military Living's management of on-base family housing. Please check your base media as well as the Corvias Military Living website for updates on the ROA signing process. If you wish to move off post, please contact the Air Force Housing Office.

If we sign a lease and retire prior to the end of the lease will we have to stay in housing?

No. The lease allows for termination in the event of PCS orders, ETS or retirement. If you retire prior to the end of your lease, please contact a member your Community Office.

If we sign a new lease, can we request a new home?

A lease will need to be signed for the home in which you currently reside. Families who are eligible for a different home based on increase in family size or promotion can be put on the wait list. This move would be considered a voluntary intra-base move and would not be a paid move.

Do I need to obtain renter's insurance?

Under the new program, there is limited coverage, which is a percentage of your BAH. We strongly encourage you to purchase additional insurance to cover the cost of your household goods.

Does Corvias allow pets?

Current residents will be grandfathered on the pet policy, meaning you will not see any changes regarding the number or breeds of pets.

Residents moving on base after Corvias Military Living begins managing on-base housing will be allowed a maximum of two pets. Corvias Military Living has adopted the Air Force policy on banned/aggressive breeds. The fully refundable pet deposit will be based on the market standard for rental homes and apartments in the surrounding area. The deposit amount will be announced prior to the transfer of on-base housing management.

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For more information about
housing privatization visit:
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