

# ***OFF-BASE HOUSING GUIDE***



**SEYMOUR JOHNSON AIR FORCE BASE  
GOLDSBORO, NORTH CAROLINA**

# EMERGENCY NUMBERS

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

## IMPORTANT NUMBERS & INFORMATION

<u>Gas / Electric</u> Piedmont Natural Gas (800)275-6264 <a href="http://www.ncng.com">www.ncng.com</a>	<u>Water</u> City of Goldsboro (919)580-4340 <a href="http://www.cLgoldsboro.ne.us">www.cLgoldsboro.ne.us</a>	<u>Sanitation Services</u>
Duke Energy (800)452-2777 <a href="http://www.duke-energy.com">www.duke-energy.com</a>	Town of Fremont (919)242-5151	Waste Industries Inc. (919)736-7370
Tri-County Electric (800)548-4869 <a href="http://www.tcemc.cpm">www.tcemc.cpm</a>	Town of Pikeville (919)242-5126	Southern Sanitation Services (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	Wayne Water District (919)731-2310 <a href="http://www.wavnewatCTdistricts.com">www.wavnewatCTdistricts.com</a>	<u>N.C. DMV</u> <u>Driver's License Offices</u> Goldsboro (919)731-7963
Town of LaGrange (252)566-3186	Fork Township (Rosewood) (919)736-2551	Mount Olive (919)658-3942
<u>Telephone</u> Bell South/AT&T (888)757-6500 <a href="http://www.bellsouth.com">www.bellsouth.com</a>	Southern Wayne Sanitary District (919)731-2520	<u>License Plate Agency</u> Goldsboro (919)734-0881
Sprint (800)877-4646 <a href="http://www.sprint.com">www.sprint.com</a>	Town of LaGrange (252)566-3186	Mount Olive (919)658-992
<u>Cable Television</u> Time Warner Cable (919)735-2221 <a href="http://www.timewarner.com">www.timewarner.com</a>	DirecTV (800)595-7286 <a href="http://www.directv.com">www.directv.com</a>	Dish Network (800)608-5924 <a href="http://www.dishnetwork.com">www.dishnetwork.com</a>

## WAYNE COUNTY PUBLIC SCHOOLS

Wayne County Public School System is the 20<sup>th</sup> largest school system in the state (out of 115), with over 19,300 students in kindergarten through 12<sup>th</sup> grade and the goal is to provide a quality education for each student. We are proud of our 33 schools and the opportunities they offer students. The Wayne County Public Schools System has a reputation for academic excellence, active parental and community involvement and sound fiscal management. The following are 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 review the other Wayne County school system documents provided in the Renter's Packet, contact them at (919)731-5900, visit them on the web at [www.wavnecountyschools.org](http://www.wavnecountyschools.org) or all of the above.

### PRIVATE SCHOOLS

Wayne Christian School  
(919)735-5605  
[www.wavnechristian.org](http://www.wavnechristian.org)

Wayne Country Day School  
(919)736-1045  
[www.wavnecountrydav.com](http://www.wavnecountrydav.com)

Wayne Montessori School  
(919)778-0022  
[www.wavnemontessori.org](http://www.wavnemontessori.org)

St Mary Catholic School  
(919)735-1931  
[www.saintmarygoldsboro.org](http://www.saintmarygoldsboro.org)

Faith Christian Academy  
(919)734-8701  
[www.fcasoldsboro.com](http://www.fcasoldsboro.com)

Pathway Christian Academy  
(919)735-9176  
[www.pathwavacademv.org](http://www.pathwavacademv.org)

Summit Christian Academy  
(919)759-2002  
Email: [scaandcp@bellsouih.net](mailto:scaandcp@bellsouih.net)

### COLLEGES

Wayne Community College  
2-Year School  
(919)735-5151  
[www.wavnecc.edu](http://www.wavnecc.edu)

Mount Olive College  
4 Year Liberal Arts School  
(919)658-2502  
[www.mountolivecollese.edu](http://www.mountolivecollese.edu)

East Carolina University  
4-Year School  
(252)328-6131  
[www.ecu.edu](http://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. Most companies that sell homeowner's insurance offer renter's insurance.

Q. Why should I buy renter's insurance?

A. Your property owner's insurance does not 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 insurance can be an important - and relatively inexpensive — protection for you and your family.

Q. What is covered?

A. 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.

Q. How much insurance do I need?

A. Estimate the value of your personal possessions. 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 destroyed or stolen.

Q. What are deductibles?

A. 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.

Q. What is the difference between actual cash value and replacement cost?

A. 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.

Q. What does it cost?

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

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

A. 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.

Q. 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.

Q. What if something in my home that does not belong to me is stolen?

A. 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 the following:

- A basic description of the property to be insured.
- The distance from the nearest fire department and fire hydrant to the location where the property is stored.
- 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. Do not 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 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 fire safe-deposit box or other secure location away from your home.

Your policy is a contract between you and your insurance company. Read it carefully and make sure you understand its terms. Do not sign it unless you understand what is and is not covered, your responsibilities and rights, and the limits of your coverage.

## SUGGESTIONS TO FOLLOW PRIOR TO RENTING

1. Ascertain when rent will be due. Will the property owner accept a check? Will the unused portion of rent be refunded? Under what conditions will unused 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 property owner 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 property owner will rent: week, month, etc.

5. Ask for a copy of the property owner's "house rules". Discuss them with the property owner and abide by them.

6. Know how "in house" pest control is accomplished. Does the property owner 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. Do not forget garbage collection.

10. Know who maintains the yards, cuts the grass, etc. If it is your responsibility, determine your assigned area. Does the property owner 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 property owner of discrepancies.

12. Check with the property owner 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, discuss the probability of pro-rating your rent. Also, discuss sub-letting.

14. Discuss your pet with the property owner. 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 or whether the property owner pays the real estate fee.

16. Remember that without a lease, the property owner can move you out without cause with a 30-day notice if the property is sold or the property owner wants to rent to someone else.

17. Check heating outlets or radiators to see if they are in working condition (if heat can be turned on). Also, make sure there are enough outlets or radiators to 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 property owner (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 early. If not, can you sub-let? If so, will you have to take the responsibility for finding a sub-tenant?

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 property owner require before you vacate?

If you desire more detail about information contained in this guide be sure to call (722-0362) or stop by the Military Housing Office across from the Base Chapel on Vermont-Garrison Street.