

HOUSING RELOCATION GUIDE



Housing Management Office

3131 Coney St (Bldg 320)

Moody Air Force Base Georgia

(229) 257-4417

FUN FACTS ABOUT GEORGIA

Capital City of Georgia - Atlanta

Savor the Flavors

Good southern food reigns throughout Georgia. The tea is sweet and iced, the grits buttery and salted. Fried tomatoes, fried chicken, and fried okra hold places of honor on many tables. But it's not all fried, and much of it is quite healthy. Just be sure to try Georgia's specialties--- you'll be hard pressed to find better peaches anywhere else!

Atlanta is home to **COCA COLA** (invented 1886), the best selling (and might I add--the best tasting) soft drink in the whole world. If you ever get to Atlanta, visit the **COCA COLA MUSEUM**

Georgia is 1st in the production of peanuts

Georgia State Motto – “Wisdom, Justice, and Moderation”

Atlanta is also home to television networks **TBS** and **Turner South**

Name of the State Song is "Georgia on My Mind" the words of the song are by Stuart Gorrell and music composed by Hoagy Carmichael

State Nickname
The Peach State

Sweet onions known the world over are grown in Vidalia

State Insect
HONEYBEE

State Reptile Emblem -
Gopher Tortoise

State Flower
Cherokee Rose
&
Wild Azalea

MEMORANDUM FOR INCOMING PERSONNEL

FROM: 23 CES/CEIH

SUBJECT: Housing Relocation Assistance

1. One of the primary concerns of all personnel is to find adequate and comfortable housing. The Housing Management Office, located at 3131 Coney Street (Bldg 320), is committed to providing you maximum assistance in locating suitable housing. Our DSN is 460-4417 or commercial (229) 257-4417 and our duty hours are from 0800-1600, Monday through Friday. AFI 32-6001 requires you to report to the Housing Management Office before entering into any lease, contract, or rental agreement. We look forward to serving your housing needs.
2. Family Housing at Moody AFB is privatized and has two private owners. One of Moody's privatized housing areas includes 30 officer and 347 enlisted two, three, and four bedroom units. The other privatized housing area is approximately 15 miles from the base and includes 21 officer and 69 enlisted three and four bedroom units. Personnel who wish to reside in privatized housing should report to the Housing Management Office, 3131 Coney Street (Bldg 320) to fill out an application. Bring your orders that assigned you to Moody AFB with you. The waiting time is approximately 0 – 14 months, depending on the type of unit. For information regarding these homes contact Moody Family Housing at (229) 333-0539 or visit their website: www.moody-family-housing.com or Balfour Beatty Communities at (229) 242-7805. A website will be available at a later date.
3. Off-base housing in the Moody area is readily available. We maintain a list of available rentals and sales units in the surrounding communities of Moody Air Force Base. Rentals and sales in the smaller communities are usually at a lower price range when available. Most of the new housing construction off base can be purchased under VA, FHA, or with conventional loans with prices ranging from \$120,000 to over \$500,000. In any case, it may take a few days to find the type of home you desire in any of the local communities.
4. The Moody Inn, (Bldg. 201, phone (229) 257-3893 or DSN 460-3893) where military personnel may house their families and guests temporarily, has limited facilities; therefore advance reservations are highly recommended. Once orders are received, reservations can be made up to a year in advance. Pet friendly rooms may be available. After duty hours, a list of names, locations, and phone numbers of temporary housing accommodations can be obtained from the Moody Inn (Billeting).
5. This Relocation Guide contains information on leases, as well as lists of hotels and motels, real estate agencies, schools, and day care centers in the community. It also contains general information that we hope will be of assistance in helping you to get settled in the Moody area. To help make the transition easier, check out local information at www.housing.af.mil. This site provides information on housing options, support services available, details on the local communities, school district information, local weather and other useful resources. We are proud to have you as part of Team Moody - welcome to your new home!

Naomi M Hendricks

NAOMI M. HENDRICKS, Civ, USAF
Housing Manager
23d Civil Engineer Squadron

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INFORMATION ABOUT MOODY AFB, VALDOSTA AND SURROUNDING COMMUNITIES

Moody is a well-situated ACC installation. It is located approximately 9 miles northeast of Valdosta on Georgia Hwy 125, (Bemiss Rd). It is 20 miles from Florida and 250 miles from Atlanta. The nearest large cities are Jacksonville and Tallahassee, Florida.

Moody is surrounded by low, flat coastal plains and its proximity to the Atlantic Ocean and Gulf of Mexico produces a humid, relatively mild climate. The average summer maximum temperature is 90 degrees, with the high reading of 105 degrees. The average winter maximum is 63 degrees. Minimum readings average 72 degrees in the summer and 43 degrees in the winter. Average rainfall is 53 inches annually.

Valdosta is a city covering approximately 30 square miles and is 220 feet above sea level. A city of some 56,481 people, ranked 14th largest city in Georgia, Valdosta is the county seat for Lowndes County with the population of more than 109,233. In 2000 Valdosta was designated a Metropolitan Statistical Area. This area includes four counties with a population of 140,000. Educational facilities in the City of Valdosta and in Lowndes County offer educational opportunities from nursery school through college. Valdosta is located on Interstate 75 and US Hwy 41, 221 and 84 in the extreme southern section of Middle Georgia, 20 miles from Florida. The city is 1.5 hours from the Gulf of Mexico and Atlantic Ocean. Diversified manufacturing activities are located in Valdosta, whereas the economy of Lowndes County and the surrounding counties is predominately agricultural. It is the largest city in an intermediate trade area made up of 13 South Georgia counties and three North Florida counties. The city is also recognized as the trading, shipping and business center of a ten county area (eight Georgia and two Florida) comprising its immediate trade area. In 2008, Valdosta was voted ESPN's "Title Town USA" by fans across America.

Valdosta is the only city in the world so named and dates back to 1859 when it moved four miles to its present site to locate on the area's first railroad. It is named in honor of Val D'Aosta (vale of beauty) the Italian estate of former Georgia Governor, George M. Troupe. Green pine forests surround the area on all sides and 75% of the nation's naval stores (turpentine and rosin products) come from this area of Georgia.

Cultural and civic advantages are many and varied. The South Georgia Regional Library is located in Valdosta. There are more than 168 civic, service, veteran and fraternal organizations represented in the city. The area supports 200+ restaurants, 45+ motels, five golf courses and over 200 churches or houses of worship. The South Georgia Medical Center (SGMC) offers "Professional Care with Personal Service." SGMC houses 335 beds and includes the Pearlman Comprehensive Cancer Center, the Greenleaf Center (psychiatric & substance abuse), Langdale Place (senior living facility), the Wound Care Center, Cardiology Center, Hospice of South Georgia, Rehabilitation Services, Women & Children Services, Dasher Heart Center, and Emergency Care Services. With the acquisition of Smith Northview Hospital on N. Valdosta Road and Berrien County Hospital, SGMC is now the 16th largest hospital in Georgia and was Hospital of the Year in 2013.

Valdosta, often called the "Azalea City", attracts many visitors in the spring with its beautiful gardens. Dozens of garden clubs gather at the Crescent, a restored white-columned mansion. Tours are conducted regularly through this historical turn-of-the-century building. The city has also been selected as a Tree City USA community for 29 consecutive years.

SURROUNDING COMMUNITIES

Lake Park/Twin Lakes are small communities located ten miles south of Valdosta on US Hwy 41. A summer recreation center, their communities surround a 350 acre lake which is popular with sports enthusiasts.

In one important way, **Hahira** is different from the average community with a population of approximately 2,830. Smith Northview Hospital (now a campus of SGMC) located at 4280 N. Valdosta Road off I-75, Exit 22 is a modern 45-bed hospital that serves Hahira and Valdosta residents, as well as people from many nearby cities and towns. One of the seven Lowndes County elementary schools and one of the two middle schools are located in Hahira. The town is a 15-minute drive from Moody.

Lakeland, population 3,398, is 6 air-miles from Moody but is a 10-mile drive because the road must detour around 12,000-acre Banks Lake. The lure of front-yard water sports and hunting draws many Moody personnel to Lakeland as residents and visitors.

Four small towns, **Nashville, Enigma, Alapaha, and Ray City**, are encompassed by Berrien County. Berrien County is a rich agricultural region and industry is also important to the county. Berrien County has the population of more than 19,048. Nashville is the county seat for Berrien County and is located 17 miles north of Moody on Georgia Hwy 125. Nashville includes many churches, a first through twelfth-grade school system and a nearby country club and golf course.

Adel, population 5,319, is the county seat of Cook County and is located 22 miles northwest of Moody. The community's economy is based on trade and service activities with major payrolls provided by diversified manufacturing operations. Tourist traffic and seasonal tobacco auctions are also important to Adel and Cook County. Residents of Cook and Berrien Counties share a country club and golf course.

Valdosta and surrounding communities offer the following:

In the Valdosta area cultural and civic advantages are many and varied. There are more than 100 civic, service, veteran and fraternal organizations represented in the City. Other groups represent special interests, such as professional clubs and sportsman's organizations.

The Valdosta Entertainment Association brings nationally known artists, symphonies and outstanding plays to the city each season. Valdosta State University occupies an important place in the cultural life of the community by offering annual concerts and plays sponsored by such groups as the drama club, which presents annual formal concerts in addition to a number of informal appearances throughout the state.

The J.E. Mathis Auditorium (city Municipal Auditorium) seats 1,200 people for concerts, plays, conventions, and other large groups. An adjoining 5,000 square foot multi-purpose convention room can be used for large or small meetings, banquets, dances, and other social functions. Call (229) 333-1816 for more information or to reserve an event.

The James H. Rainwater Conference Center is a perfect event location for conferences or conventions in Valdosta. The 47,000 square foot facility has a 4,000 square foot conference room, multiple meeting rooms, a patio, free parking, and a 11,000 square foot exhibit hall overlooking a beautiful South Georgia cypress pond. The address is at One Meeting Place, phone (229) 245-0513 or (800) 569-8687.

The Valdosta Lowndes County Recreation Parks and Community was created in January 1972 in order to provide a year round program to help meet leisure and recreation interests. The program includes athletics, arts and crafts, music, dramatics, dance, nature and outdoor recreation, and social recreation

such as bridge, table games and many more choices. For further information call (229) 259-3507 or www.valdostacity.com.

A number of private and public facilities offer outdoor and indoor recreational activities. There are park, tennis courts, picnic areas, lighted fields and gymnasiums available for use.

The Boys & Girls Club of Valdosta Inc. offers sports, Red Cross swimming instructions, library, game rooms and vocational arts. For further information call (229) 242-0676.

The YMCA has many varied, planned exercise programs for men and women, etc. For more information, call (229) 244-4646.

A golf course open to the public is located at Francis Lake, 12 miles south of Valdosta on I-75, call (229) 559-7961.

Other facilities in the area include lakes with boating, skiing, and public beaches; lakes reserved for fishing; hunting areas for quail, wild turkey and deer; movie theaters, bowling alley, children's recreational facilities, etc.

Reed Bingham State Park near Adel, Georgia, (229) 896-3551 offers good family recreation including camping and water skiing. Reed Bingham is located approximately 40 minutes from Moody.

Wild Adventures theme park is located 5 miles from Valdosta, Georgia. The park consists of seven different themed areas featuring over 100 rides and attractions, including 9 coasters, hundreds of exotic animals, shows, Splash Island Water Park and numerous concerts featuring country, pop, rock, Christian, and oldie superstars. All of the rides and attractions, concerts, daily shows, special events and the water park are included with park admission. Go to www.wildadventures.com or call (229) 219-7080.

Miscellaneous Information

Shopping Areas: The following is a list of shopping areas in Valdosta. There are also good shopping areas in Hahira, Nashville, Adel and Lakeland. Additional information can be obtained at the Valdosta Chamber of Commerce, 416 N. Ashley St., and (229) 247-8100.

Valdosta Mall, Hwy 94 at I-75, 1700 Norman Drive
Downtown area on Valdosta, Patterson and Central Streets
Summit Pointe, Inner Perimeter Road and Country Club Road

Religious Services: Protestant and Catholic services are held regularly at the Base Chapel. Practically all faiths will find the church of their choice in the nearby communities. This includes Jewish, Protestant, Catholic, Episcopalian, and other religious faiths.

Public Transportation: Local transportation in Lowndes County is available through Lowndes Transit System (MIDS) at (229) 316-2153 Monday thru Friday 7:30 am – 4:30 pm. Call by 1:00 pm the day prior to schedule your pickup. The cost will be \$3 up to 10 miles and over 10 miles varies by address in Lowndes County. Transportation to surrounding counties is available at various rates. Transportation is available from Valdosta to neighboring cities through the service of Greyhound Bus Lines, 200 N Oak St, (229) 242-8575; ASA Airways, Valdosta Regional Airport, (229) 333-1833. There is no passenger rail or bus service in Valdosta. Transportation to various airports and cities is available through Kelly Shuttle, (800) 243-2050, kshuttle.com. Check the yellow pages or internet for more options.

Driver's License and Automobile License Plates: Driver's license and license plates from the state of your permanent residence are valid for military personnel. For Georgia State Patrol Office regarding

driver's license information call (229) 333-5385, 371 Gil Harbin Industrial Blvd. Office hours are 8-6 Tuesday-Friday and 8-12 on Saturday. The requirements for applying or renewing your driver's license can be found online at www.dds.ga.gov or call (229) 333-5385 for information and customer service hours. The following documents are needed to renew or apply for a GA license: at least one original or certified document to prove your Primary Identity; at least one document to prove your Social Security Number; at least two documents to prove your Residential Address; and appropriate Name Change documents, if needed. The Department of Motor Vehicles (DMV) for license plates is located at 300 N. Patterson St, (229) 671-2579. Hours are 8-5 Monday thru Friday. Georgia doesn't require safety inspection stickers on automobiles.

Social Security Administration: Office is located at 3149 Perimeter Park Lane, toll free 1-866-829-2617, and office hours are 8:30 am - 3 pm Monday thru Friday except federal holidays.

Sales Tax: Valdosta levies a sales tax of seven percent on the dollar; prescription drugs and prescription glasses and contact lenses are exempt.

Property Tax: City, state and county property taxes are based on the value of the real and personal property owned as of January 1. Bills are usually mailed in September and are due on November 15th. Returns should be filed at the Tax Commissioner's Office. For more information, call (229) 671-2579.

Homestead Exemption: In Georgia, \$6,000 is exempt from real estate taxes. Applications for Homestead Exemption must be made by April 1 at the Tax Commissioner's office. For more information, call (229) 671-2579.

Child Restraints: Georgia law requires that children under 4' 10" be properly secured in an approved car seat or booster seat while riding in vehicles. A child under age 8 and weighing at 40 pounds **is not** exempt from the law. They may use a lap belt only instead of a car seat or booster seat when the vehicle isn't equipped with lap and shoulder belts. Parents and legal guardians are responsible for providing and using these safety seats. The driver receives a citation if children are not properly secured.

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) 257-3907 for additional information. Below is a list of local child care centers.

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

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

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

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

Children's Friend Learning Center
469 Lakes Blvd, Lake Park, GA
(229) 559-8880
1902 N Forrest St, Valdosta, GA
(229) 242-7130

Bemiss Academy
5921 Bemiss Rd.
(229) 247-2705
Valdosta, GA

Kiddie Korral
1611 N Slater St.
(229) 244-7101
Valdosta, GA

AREA MOTELS
(Within 15 miles of Moody AFB)

Contact the facility for current prices and ask about military discounts, weekly rates, and if pets are allowed. **Moody AFB or the USAF does not endorse any of the listed facilities.**

Best Western Plus
4025 Northlake Dr
1-866-667-6048
(229) 241-9221

www.bestwesternvaldosta.com

Quality Inn South
1902 W. Hill Ave
1-800-228-5160
(229) 244-4520

www.qualityinn.com

Baymont Inn & Suites
1725 Gornto Rd
1-800-526-3766
(229) 253-0009

www.baymontinns.com

Clarion Inn
2101 W. Hill
1-800-221-2222
(229) 242-1212

www.clarionhotel.com

Holiday Inn
1805 W. Hill Ave
1-877-410-6667
(229) 244-1111

www.holidayinn.com

Days Inn
1383 N. St. Augustine Rd
1-800-329-7466
(229) 244-7600

www.daysinn.com

Country Inn & Suites
1308 N St. Augustine Rd
1-800-596-2375
(229) 245-1700

www.countryinns.com

La Quinta Inn & Suites
1800 Clubhouse Dr.
1-800-531-5900
(229) 247-7755

www.lq.com

Econolodge
3022 James Rd
1-866-899-8039
(229) 671-1511

www.econolodge.com

Hilton Garden Inn
1702 Gornto Dr
1-800-560-7843
(229) 219-1011

www.hiltongardeninn1.hilton.com

Sleep Inn & Suites
3026 James Rd
1-800-753-3746
(229) 671-1111

www.sleepinn.com/valdosta

Comfort Suites
1332 N St. Augustine Rd
(229) 249-8880

www.comfortinn.com/valdosta

Holiday Inn Express
1330 N St. Augustine Rd
1-877-410-6667
(229) 249-8900

www.hiexpress.com

Hampton Inn & Suites
2 Meeting Place
1-800-992-4023
(229) 241-1234

www.hamptoninn1.hilton.com

In Town Suites
1558 Baytree Rd.
(229) 247-1569

www.intownsuites.com

Fairfield Inn & Suites
2010 West Hill Ave
(229) 242-1225

www.marriott.com

Drury Inn & Suites
1327 N St. Augustine Rd
(229) 253-0023

www.druryhotels.com

Quality Inn North
1705 Gornto Rd
(229) 244-8800

www.qualityinn.com

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.
6. Students living in Moody's Privatized Housing and attending private schools will not have transportation furnished by the Air Force.
7. 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. The week prior to the beginning of school, the Valdosta City School System has a full-page ad in the Valdosta Daily Times giving all city bus routes.
8. 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.*

List of Schools

| Name | Location | Grade | Phone # (229) |
|----------------------------------------------------------------------------------------------|--------------------------------------------|-------|------------------|
| <u>Valdosta City Public Schools</u> | | | |
| | Supt Office, 1204 William Street | | 333-8500 |
| Valdosta High School | 3101 N Forest St | 9-12 | 333-8540 |
| Valdosta Middle School | 110 Burton | 6-8 | 333-8555 |
| J.L. Newborn Middle School | 2015 E Park Ave | 6-8 | 333-8566 |
| Southeast Elementary School | 930 Old Statenville Rd | 4-5 | 333-8535 |
| J.L. Lomax Elementary School | 1450 Howell Rd | PK-3 | 333-8520 |
| Sallas-Mahone Elementary School | 3686 Lake Laurie Dr | PK-3 | 333-8530 |
| W.G. Nunn Elementary School | 2201 N Forrest St | PK-3 | 333-8575 |
| S.L. Mason Elementary School | 821 W Gordon St | PK-3 | 333-8525 |
| www.gocats.org | | | |
| <u>Lowndes County Public Schools</u> | | | |
| | Supt Office, 1592 St. Augustine Rd | | 245-2250 |
| 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 | 794-2838 |
| Pine Grove Middle School | 4159 River Rd, Valdosta | 6-8 | 219-3234 |
| Clyattville Elementary School | 5386 Madison Hwy, Valdosta | PK-5 | 559-7062 |
| Dewar Elementary School | 3539 Mt. Zion Church Rd, Valdosta | PK-5 | 219-1370 |
| Hahira Elementary School | 350 Claudia Dr, Hahira | PK-5 | 794-2626 |
| Lake Park Elementary School | 604 W Marion Ave, Lake Park | PK-5 | 559-5153 |
| Pine Grove Elementary School | 4159 River Rd., Valdosta | PK-5 | 245-2297 |
| Moulton-Branch Elementary School | 5725 Perimeter Rd, Valdosta | PK-5 | 245-2294 |
| Westside Elementary School | 2470 James Rd, Valdosta | PK-5 | 245-2289 |
| www.lowndes.k12.ga.us/education/ | | | |
| <u>Lanier County Public Schools</u> | | | |
| Lanier County High School | 52 W Patten St, Lakeland | 9-12 | 482-3868 |
| Lanier County Middle School | 52 W Patten St, Lakeland | 6-8 | 482-8247 |
| Lanier County Elementary School | 92 Valdosta Hwy, Lakeland | 3-5 | 482-3870 |
| Lanier County Primary School | 28 Valdosta Rd, Lakeland | PK-2 | 482-3580 |
| www.lanier.k12.ga.us | | | |
| <u>Berrien County Public Schools</u> | | | |
| | Brd of Education, 810 S Dogwood, Nashville | | 686-2081 |
| Berrien County High Schools | 500 E. Smith Ave, Nashville | 9-12 | 686-7428 |
| Berrien County Middle School | 800 Tifton Hwy, Nashville | 6-8 | 686-2021 |
| Berrien County Elementary School | 802 Middle School Circle, Nashville | 3-5 | 686-2939 |
| Berrien County Primary School | 1427 N. Davis St, Nashville | PK-2 | 686-7438 |
| Berrien Academy Performance Learning Center | 1015 Exum Rd | 9-12 | 686-6576 |
| www.berriencounty.schoolinsites.com | | | |

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 | PK3-12 | 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 | PK3-5 | 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.gmc.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 |

KENNELS AND STABLES

**Moody AFB or the USAF does not endorse any of the listed facilities.
Area Code (229)**

Animal Health Center
2905 Bemiss Rd.
Valdosta, GA
242-9818

Baytree Animal Hospital
2004 Baytree Rd.
Valdosta, GA
244-5052

Pineywoods Veterinary Hospital
4310 N Valdosta Rd.
Valdosta, GA
219-0777

Valdosta Animal Hospital
111 E. Northside Dr.
Valdosta, GA
247-2133

English Grooming
1500 Marion St.
Valdosta, GA
244-4577

Winding Way Stables
1221 Lake Dr.
Valdosta, GA
630-4940

Justamere Farm
5842 Val Del Rd
Hahira GA
(229) 460-2331

Pine Creek Kennels
5815 Madison Hwy
Lake Park, GA
559-6741

Lake Park Vet Clinic
3008 W Marion Ave
Lake Park, GA
559-3000

Northside Animal Hospital
3398 N. Valdosta Rd.
Valdosta, GA
244-2983 / 242-1454

Hahira Veterinary Clinic
600 Ga Hwy 122 W
Hahira, GA
794-0040

MINI STORAGE WAREHOUSE SPACES

**Moody AFB or the USAF does not endorse any of the listed facilities.
Area Code (229)**

A & M Self Storage, Inc.
1598 Norman Dr.
Valdosta, GA
244-5032

Best Bet Mini Storage
401 Griffin Ave.
Valdosta, GA
244-7116

American Self Storage
4545 N Valdosta Rd
Valdosta, GA
242-5767

King's Gate Self Storage
5094 Bemiss Rd.
Valdosta, GA
247-1601

Perimeter Self Storage
3200 Inner Perimeter Rd.
Valdosta, GA
244-4900

Valdosta Mini Storage
412 Connell Rd.
Valdosta, GA
244-0870

General Storage
1804 E. Park Ave.
Valdosta, GA
244-5709

Georgia Self Storage
5535 Bemiss Rd.
Valdosta, GA
242-3325

Metro Mini Storage
5131 Bemiss Rd.
244-7326

Ryans Mini Storage
4519 Bemiss Rd.
Valdosta, GA
245-9894

Moore Properties
4800 Bemiss Rd.
Valdosta, GA
245-9758

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.

BUDGET WORKSHEET

HOW MUCH CAN I AFFORD?

MONTHLY INCOME

| | |
|----------------------------------------------------------|-------------|
| Base pay | _____ |
| Housing allowance | _____ |
| Rations | _____ |
| Flight pay | _____ |
| Hazardous duty pay | _____ |
| Bonuses | _____ |
| Spouse's salary | _____ |
| Other regular income (moonlighting, child support, etc.) | _____ |
| | |
| | Total _____ |

MONTHLY EXPENSES

| | |
|-------------------------------------------------------------------------------------------------------------|-----------------|
| Food (groceries, eating out) | _____ |
| Insurance (life, liability, auto, renters, home, etc.) | _____ |
| Entertainment (movies, hobbies) | _____ |
| Charity/donations/tithes | _____ |
| Household supplies | _____ |
| Education (private schools, college) | _____ |
| Clothing and cleaning | _____ |
| Health care (braces, dental) | _____ |
| Savings | _____ |
| Vacation savings | _____ |
| Personal (haircut, lunches, medications) | _____ |
| Furniture | _____ |
| Taxes (Federal, State, County, City) | _____ |
| Transportation and auto expenses | _____ |
| Debt and installment payments (credit cards, student loans) | _____ |
| Alimony and child support | _____ |
| Maintenance and repairs | _____ |
| Utilities (telephone, gas, electricity, water, sewage, oil, cable/satellite, internet, cell phone, etc.) | _____ |
| | |
| | Sub-Total _____ |
| | |
| Rent or mortgage | _____ |
| | |
| | Total _____ |

Other budget worksheets available online:

Just type in budget or household budget worksheet and choose the one that works best for you

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.

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 booklet 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) 257-3426 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 former Rental Partnership Program (RPP) 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 this booklet.

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 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. A sample is provided in this booklet.

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 this booklet.

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 |

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. Fees updated Mar 2015.

| CONTACT | DEPOSIT | MINIMUM CHARGE | CONNECTION FEE |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------|----------------------------|
| VALDOSTA & LOWNDES COUNTY | | | |
| Gas South (866) 762-6427 www.gas-south.com | \$0 Check for Mil discount | Varies | \$60 |
| Scana Energy (877) 467-2262 www.scanaenergy.com | Based on credit check | Varies (Special rates for Mil) | \$60 |
| Georgia Power Co (888) 660-5890 www.georgiapower.com | Based on credit check | \$0 - \$150 | \$30 |
| Colquitt Electric (229) 244-6893 www.colquittemc.com | Membership Fee \$5 | \$9.10 | \$20 |
| Valdosta Water/Sewer Dept (102 N. Lee St. Valdosta) (229) 259-3556 www.valdostacity.com | (\$50) \$0 With Mil ID & | \$31.20 copy of lease or | \$25 closing docs |
| Trash collection in Valdosta is automatic when you sign up for water. | | | |
| Lowndes County Water and Sewer Systems (229) 671-2500 www.lowndescounty.com (trash pickup not included) | \$0 w/1 st Shirt or Cmdr Ltr | \$17.09 water + \$22.57 sewer | None |
| Advanced Disposal Services–Trash (County) (229) 244-2466 www.advanceddisposal.com/georgia | \$0 | \$53.10 per quarter | None |
| Deep South Sanitation–Trash (County) (229) 559-0200 <i>(see Facebook page)</i> | \$0 | \$52.50 per quarter | None |
| HAHIRA | | | |
| City Hall–Water/Sewer/Garbage Hahira, GA 31632 (229) 794-2330 www.hahira.ga.us | \$50 With Mil ID | \$34.25 | None |
| BERRIEN COUNTY | | | |
| Colquitt Electric Nashville, GA 31639 (229) 686-7431 www.colquittemc.com | Membership Fee of \$5 | \$10.75 | \$20 |
| City Hall – Water Ray City, GA 31645 (229) 455-2501 www.raycityga.com | \$100 | \$0 | None |
| City Hall – Water/Gas Nashville, GA 31639 (229) 686-5527 www.cityofnashvillega.net | \$0 | \$35.95 water \$ 7.49 gas | Water: \$100 Gas: \$100 |
| Berrien County Housing Inspector (229) 455-0268 | | | |
| COOK COUNTY | | | |
| Colquitt Elec. (County) Adel, GA 31620 (229) 896-4591 www.colquittemc.com | Membership Fee of \$5 | \$10.75 | \$20 |
| City of Adel Adel, GA 31620 (229) 896-4504 www.cityofadel.us | *\$200-\$300 \$100 Gas | Varies | None |
| *Electric & Water Deposits are combined | | | |
| LANIER COUNTY | | | |
| Slash Pine EMC Homerville, GA 31634 (912) 487-5201 www.slashpineemc.com | \$130 - \$330 | \$11.77 | \$25 |
| City Hall –Water/Sewer/Garbage Lakeland, GA 31635 (229) 482-3100 | \$0 | \$37.50 | \$150 |
| Lanier County Housing Inspector (229) 561-3453 | | | |
| Lanier County Courthouse (229) 482-2088 | | | |

RESIDENTIAL REAL ESTATE AGENCIES & PROPERTY MANAGERS

Moody AFB or the USAF does not endorse any of the listed agencies

| <u>NAME</u> | <u>LOCATION</u> | <u>Area Code (229)</u> <u>PHONE</u> |
|-------------------------------------------|--------------------------------------|----------------------------------------|
| Alan Sutton Company | 2311 N. Toombs St | 247-8660 |
| Coldwell Banker Premier | 1108 Gornto Rd. | 244-3535 |
| Cooper Real Estate | 602 Baytree Rd. | 241-0270 |
| Danskies Empire Real Estate | 2935 N. Ashley St. | 563-1429 |
| Dogwood Real Estate Services | 112 N Dogwood Dr., Nashville, GA | 543-1510 |
| ERA Joyner Realty | 231 Northside Dr. | 241-8884 |
| First Valdosta Realty | 3470 N. Valdosta Rd. | 242-0110 |
| Heritage Realty of Valdosta | 1802 N. Oak St. | 241-8150 |
| Herndon Company | 1100 N Patterson St. | 244-1992 |
| Joe Clark Realty | 203 E. Adair St. | 293-9184 |
| Lincoln Realty | 2935 N Ashley St., Suite 104 | 247-4450 |
| Mike Hill Real Estate | 3365 Country Club | 242-1401 |
| Real Living Realty Advisors & Estate Mgmt | 1817 Green Circle | 333-4622 |
| RE/MAX Realty of Valdosta | 106 W North St. | 247-2008 |
| Ron Borders (Property Mgmt) | 1008 Slater St. | 259-0604 |
| Southern Traditions Realty | 201 E. McPhearson St., Nashville, GA | 686-1712 |
| United Country Valdosta Real Estate | 105 W. Adair St. | 249-9100 |
| ValdostaSold | 3314 Bemiss Rd, Valdosta, GA | 241-1885 |

Go to www.valdostaboardofrealtors.com for a complete list of members and more information

Moody AFB or the USAF does not endorse any of the listed websites

REAL ESTATE WEBSITES

| | |
|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|
| https://www.homes.mil | www.afcrossroads.com/relocation/realestate |
| www.mlsAssist.net | www.militarybyowner.com |
| www.militaryforsalebyowner.com | www.usmilitaryfsbo.com |
| www.militaryhomesforsale.com | www.forsalebyowner.com |
| www.zillow.com | www.trulia.com |
| www.southgeorgia rentals.com | www.AHRN.com |

STANDARDS OF CONDUCT

Military personnel and their dependents, while occupying off-base housing, will abide by all local laws and ordinances and the provisions of leasing agreements which are binding contracts. They will extend the same respect toward citizens and their property as is required while living in privatized housing. Failure to comply will tend to negate the substantial gains currently realized and the attainment of full community acceptance of all military personnel and their families.

The following reminders should be helpful in maintaining good tenant and landlord relationships thereby contributing to the continued enhancement of the image of military personnel and their dependents in local communities:

- Read and come to an understanding of all terms of the leasing agreement, and abide by them.
- Pay rent and other fees by the due date.
- Conserve utilities.
- Maintain the interior and exterior of dwellings at a high state of cleanliness.
- Control children and pets.
- Wear proper attire.
- Avoid damage to private property. If damage does occur, make necessary repairs or pay assessments promptly.
- Learn and abide by all house rules, particularly in multiple dwelling units.
- Notify the landlord promptly of needed repairs. Some leases require you to give written notice of repairs.
- Avoid disturbing your neighbors by late evening noises.
- Give required notification prior to terminating occupancy. If you have a lease, be sure you fulfill the termination procedures stated in the lease. If you don't have a written lease/rental agreement, you must give a 30-day termination notice. Failure to give the 30-day written notice can cost you money.
- Leave the facilities in a clean, undamaged condition and ready for immediate occupancy. This should be done even if it is not spelled out in the leasing agreement.
- Clean your unit and turn in the keys. If you keep the keys, your landlord can charge you rent for the period of time you keep them.
- If you break your lease for reasons other than those covered in the military clause, you are responsible for the rent; BUT, only until the unit is rented to another person.
- The landlord has 3 days after your termination to inspect your unit. If there are any damages beyond normal fair wear and tear, the landlord will give you an itemized statement of damages and repair/replacement cost. You and the landlord must sign damage listings. All or part of your security deposit can be retained for damages, and any damages in excess of the security deposit will be collected from you. The landlord has one month (30 days) to refund your security deposit. If you don't receive either the security deposit refund or an itemized listing showing why your deposit is being kept, contact the Housing Management Office for assistance.
- You have the right to quiet enjoyment of your home. If you pay your rent on time, the place is yours and the landlord cannot enter without your permission (unless there's an emergency or the landlord has to make repairs--check the terms of your lease). You can't be evicted because you've complained about the condition of your unit or requested repairs.

Valdosta is very pro-military! Many establishments offer a military discount year round to active duty, dependents, and retirees. Let's do our best to continue to enjoy the respect the community has for the military.

Sample Forms

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

REQUEST FOR REPAIRS

TENANT _____ DATE _____

ADDRESS _____

Request the following repairs be made to this rental property as soon as possible.

Repairs are necessary to maintain reasonable living conditions and proper upkeep of the property:

| <u>REPAIRS REQUIRED</u> | <u>DATE TO BE REPAIRED</u> | <u>DATE COMPLETED</u> |
|-------------------------|----------------------------|-----------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Tenant's Signature

LANDLORD:

Receipt acknowledged on this date, (DAY) _____ (MONTH) _____ 20 _____

I have initialed *DATE TO BE REPAIRED* to show agreement, or changed the date that repairs can be made.

Landlord's Signature

Termination Notice

To: _____
(Owner/Manager's Name Printed)

NOTICE is hereby given that

(Tenant's Name Printed)

intends to terminate occupancy of _____
(Rental Address)

(City)

Termination will be effective on _____
(Termination Date)

The premises will be available for final inspection and keys returned on or before the date of termination.

If the deposit of \$ _____ is not refunded at the time of termination, it may be forwarded to:

(Forwarding address)

(City, State and zip code)

TENANT'S SIGNATURE _____

Notice delivered on the _____ day of _____ 20 _____

RECEIPT is acknowledged by _____ received on
(Signature of owner/manager)

the _____ day of _____ 20 _____

