

## Frequently Asked Questions

### ***Do you take advance applications for housing?***

It can never hurt to provide an advance application, but this will not affect your eligibility date for housing. You must first process in through the community and housing. However, if you are transferring from another duty station within USAREUR you may apply for housing 60 days in advance.

### ***When can I apply for housing?***

- Any time prior to arrival and definitely during in-processing at the Housing Office
- 60 days prior to arrival if you are transferring within USAREUR.

### ***Can I select the area where I want to live?***

If a waiting list exists you will be offered a dwelling unit in accordance with your waiting list position, regardless of style or location. If no waiting list exists and more than 1 dwelling unit is available, you may be provided a choice of available quarters. We use first-in, first-out, but we try to give choices when we can.

### ***Can I live off-post?***

USAREUR has a mandatory housing policy in place, regardless of rank. Key and Essential Service Members must reside on post. Also, E-6 personnel and below must reside in Government housing if available. Currently only single E7s and above may elect to reside on the economy.

### ***How long does it take to find private rental housing?***

This depends on the season, size, price, and distance from post. Contact the Housing Office upon arrival. The Housing market is very tight; you are competing with locals and there are many students in the area. Ansbach has several universities and has experienced an increase in number of students due to additional curriculum.

### ***What size are the houses (on-post, off-post) and where can I get/see the floor plan?***

Floor Plans of Government Controlled Quarters are located in AHOUS at <https://www.housing.army.mil>.

#### Average Size of Government Controlled Quarters

	2 Bedrooms		3 Bedrooms		4 Bedrooms	
	Sqm	sqft	sqm	sqft	sqm	sqft
Government owned Quarters	80-103	861-1109	92-132	990-1421	107-125	1152-1346
Leased Quarters	71-115	764-1238	91-149	980-1604	127-152	1367-1636

Private Rental Housing (PRH) average sizes and prices:

Estimated Housing Costs

Type	Bedrooms	Square Feet	Deposit	Rent	Purchase
Apartment	1	850	€1140	€70	N/A
Apartment	2	990	€1240	€20	N/A
Apartment	2	1020	€300	€50	N/A
Apartment	3	1100	€380	€90	N/A
Apartment	4	1420	€740	€70	N/A
House	3	1292	€680	€40	N/A
House	4	1600	€960	€80	N/A

Floor Plans of Private Rental Housing are not available.

For Private Rental Housing also check the HOMES.MIL website at <https://www.homes.mil/>

***I've heard the electric systems are different in Germany, will my appliances work or will I have to buy new ones?***

Electricity in Germany is 230 Volts, alternating at 50 cycles. Generally we have 230 Volts in Government Quarters. However, the majority of our GCQ are fully equipped with both US 110 Volt and German 230 V in the quarters and have dual voltage in the bathroom and/or kitchen. If you do not have dual voltage in your quarters you must use a transformer to operate your equipment. Transformers can be obtained at the Post Thrift-Shop or from departing soldiers and families, or at the PX.

***Is housing overseas different from US homes?***

Germany has more apartments than houses on the rental market. Apartments don't have built-in closets, and there are still some that don't have lighting. Most room sizes in Germany are smaller than in the US. Some larger pieces of furniture, including king-sized beds, may be a problem in both Government quarters and private rental housing. Before shipping large items, please check Government quarters' floor plans available on AHOUS. Narrow stairwells in economy housing can also prevent furniture that would otherwise fit, from being suitable. The layout and sizes of units differs from what you may be accustomed to in the states. Most private rental housing buildings have stairs, often two or three stories, and many of the homes are not able to accommodate large pieces or assortments of furniture. For example, it is not uncommon that a king size bed will not fit up the stairs to the second or third floor. In some apartments a king size bed may not fit in the bedroom at all or the bed will fit and nothing else will. The average size of a duplex or townhouse is approximately 1300 – 1800 sq ft. If you reside in Government quarters, storage space is in the basement and limited. Excess household goods is not a valid exception to policy to live on the economy for military members, so arrange your non-temporary storage plans accordingly.

***Will military members still have the option to live off-post?***

USAREUR has a mandatory Government quarters assignment policy. This means, that if Government-controlled housing is available or projected to be available within 30 days after application, these quarters must be utilized. A certificate of non-availability to obtain private rental housing will not be granted in this case.

***What is the Housing Allowance for Germany?***

Overseas Housing Allowance (OHA) is paid to service members living in private housing at overseas duty stations. OHA helps offset housing costs, consisting of: rent, utility and recurring maintenance expenses, and move-in housing allowance (MIHA). OHA encompasses a reimbursement system designed to partially defray housing costs when on-base or government leased housing is not available. More details and Frequently Asked Questions (FAQs) on OHA can be found at: <http://www.defensetravel.dod.mil/site/ohaCalc.cfm>

***How and who is starting and stopping my BAH and/or Overseas Housing Allowance (OHA)?***

Start and Stop of BAH (DA Form 5960) is completed at the local Finance Office. The Housing Customer Service Assistant fills out the DD Form 2367, Individual Overseas Housing Allowance (OHA) Report, once a private rental unit has been accepted and the contract executed. The Housing Office then returns the DD Form 2367 to the local Finance Office with a transmittal letter.

***Are there any restrictions on bringing our pets? Restrictions on the number of pets?***

No more than two dogs or cats, or a combination thereof, are authorized per Army Family Housing (AFH) dwelling unit. Other domestic pets (including birds, goldfish, and hamsters) may be kept in AFH. Exotic pets (for example, snakes) are prohibited. Pet owners will comply with local laws regarding "fighting dogs." These animals are prohibited and are not authorized in Government-controlled housing. Pets are not allowed in UPH. For more details about Pets in Housing see also paragraph 7 of "Standing Operating Procedure (SOP) - Government Housing Living Standards and Occupant Responsibilities"

***Restrictions on the type/breed of dog?***

Restricted types/breeds of dogs vary according to which part of Germany you reside in. USAG Ansbach is in Bavaria. Please visit the website of the Ansbach Veterinary Clinic for more information: <http://ervc.amedd.army.mil/clinics/ANKAclinic.html>

***Restriction on the type of pet, i.e., "Can I have my pet snake/iguana/ferret/pot-bellied pig?"***

Exotic pets i.e., snake, iguana, ferret, pot-bellied pig, etc. are prohibited.

***What schools are in the area?***

There are two Elementary Schools, a Middle School, and a High School located in the Ansbach area and an Elementary School at Storck Barracks in Illesheim. You can find a link to the schools' websites on the Ansbach community website and in AHOUS.

Ansbach area schools info under:

<https://www.housing.army.mil/ah/ByTopic/EducationSchools.aspx>

Rainbow Elementary School: <http://www.ansb-ems.eu.dodea.edu/>

Ansbach Elementary School: <http://www.ansb-es.eu.dodea.edu/>

Ansbach Middle High School: <http://www.ansb-hs.eu.dodea.edu/>

Illesheim Elementary School: <http://www.ille-ems.eu.dodea.edu/>

***What is the loaner furniture program?***

This is a program that provides you with loaner furniture from the US Army for the time until your Household Goods arrive (up to 90 days for inbound personnel), and when your Household Goods get picked up when you depart (up to 60 days for outbound personnel). You can apply for Loaner Furniture at the Ansbach Housing Furnishings Office. Eligible are Military and DA Civilians. The following furniture may be issued for the duration of the entire tour, if they are not available in your private rental quarters: Wardrobes, kitchen cabinets, range, refrigerator, dishwasher, washer and dryer.

- Exception: Single Soldiers (Unaccompanied Personnel Housing-UPH) may keep their authorized Government furniture for their entire tour.

***Where do I stay while I wait for housing?***

Single soldiers (or soldiers arriving without the family) will stay:

- a. E1-E6: in the Barracks.
- b. E7-E9/Officers: in Senior Enlisted Bachelor Quarters (SEBQ)/Bachelor Officer Quarters (BOQ).

If quarters are not available, soldiers may temporarily stay in lodging. Soldiers arriving with Family members on concurrent travel may stay in temporary lodging until Government quarters become available or private rental quarters are located. Please coordinate with housing prior to moving to any temporary lodging. Temporary lodging at USAG Ansbach is available through the "Franconian Inn", and is contingent on space availability. Ansbach Military Housing does not provide temporary housing for service members waiting to be placed in on-post housing. You can contact the "Franconian Inn" at Tel. 011-49-9802-95060 or DSN (314) 468-1700. Fax: 011-49-9802-1707. E-Mail Reservations: [ansbach.lodging@eur.army.mil](mailto:ansbach.lodging@eur.army.mil). Website: Franconian Inn (Lodging) website: <http://www.ansbach.army.mil/sites/newcomers/al.asp>. If no rooms are available at the Franconian Inn you will receive a certificate of non-availability from the Inn and a list of German hotels with English speaking front desk personnel which you can contact for reservations. If you are stationed at Storck Barracks, the Inn can provide referrals for that area.

***Do I get credit if I'm coming from a dependent restricted tour? How much credit (months) do I get from being on a dependent restricted tour?***

Applicants returning from a dependent restricted tour are eligible for a waiting list credit, up to a maximum of 14 months. You must provide orders to receive the accurate eligibility date. Soldiers who obtain Family members during the tour and were separated from those Family members will receive credit only for time separated.) Contact your housing office for more information.

***Do I need renters insurance for on-post, partner or private rental housing?***

Renters insurance is always a good idea, especially if residing on the economy. You are liable for damages caused by you, your family members or guests. Only you can decide whether your potential risks warrant the purpose of insurance. The Army does not require it, but you may want insurance for your own protection and peace of mind.

***Who is eligible for Army Family housing (Military Personnel)?***

You are eligible for Army Family Housing:

- a. if you are on a with-family-member tour (3-year-tour, family members are command sponsored),
- b. or if you are part of the Army married couples program and both service members meet the required tour length.

Please note:

- Junior Enlisted with a 1-4 bedroom requirement: Will be assigned Government-controlled quarters when available.
- Key and Essential Battalion / Brigade Commanders and CSM will be assigned Government-controlled quarters.
- We have limited Government quarters for Senior Enlisted ranks, Company Grade Officers and Field Grade Officers. The majority of these families reside in private rental housing. Please contact your Housing Office for more information.

***What is the waiting time for housing?***

Waiting times vary by arrival time, grade and bedroom requirement. You may check current wait times upon arrival.

***What determines the list I am placed on and my placement on the list?***

Your rank and bedroom requirement determines the wait list you are placed on. Upon application you will be placed on the waiting list with the eligibility date of the date departed last permanent duty station provided you apply within 30 days after arrival. If you have to extend, reenlist, or change your tour from an "All-Others" tour to a "With-Family-Members" tour, your eligibility date will be the date of request of this action, provided you apply within 30 days of such approval. In all other cases, your eligibility date will be date of application.

***What is a waiting list?***

A waiting list is a roster with applicants waiting for housing. There are usually several waiting lists in the housing office based on grade category and bedroom requirement. The sponsor's grade and bedroom requirement will determine the waiting list on which the name is placed. Don't focus on the number you are on the wait list. Some awaiting Command Sponsorship are passed over because they are not ready to be housed. What is important is the wait time.

***Once placed on the wait list, may I transfer to a different list?***

You are placed on the waiting list based on your grade and bedroom requirement. You may request a transfer to another waiting list, if your rank or bedroom requirement changes. This is a small community and there is really only one list for your rank and bedroom requirement. Please contact your housing office for assistance.

***What happens if someone has the same eligibility date as I do?***

The soldier with the higher rank will be above the soldier with the lower rank. If both soldiers have the same rank, the date of rank will decide the waiting list position.

***What does it mean if my wait list position moves up and down?***

Your wait list position moves up means: Applicant(s) accepted and were assigned quarters or were removed from the wait list for other reasons. Your wait list position moves down means: Applicants with an earlier eligibility date arrived and were placed on the wait list above you.

***May I request placement on more than one wait list at one time?***

No, you may only be placed on one waiting list.

***How long will my application remain active once submitted?***

Applications will remain active until you are placed in Government quarters or request removal from the waiting list.

***What is military Family housing privatization?***

This option is not available in USAREUR. The Military Housing Privatization Initiative (MHPI) is a public/private program whereby private sector developers may own, operate, maintain, improve and assume responsibility for military family housing.

***Is there a Self-Help program?***

USAG Ansbach has a Self-Help Store: The facility is open to all occupants of Government owned and leased quarters, as well as Single Soldiers living in barracks, SEBQ or BOQ. Occupants of private rental housing are also authorized to use the program, however only certain items will be authorized for their use - <http://www.ansbach.army.mil/sites/directorates/Work.asp>.

***What are the requirements for vacating my home?***

1. One to two months prior to your DEROS contact the Housing Office and schedule a pre-termination inspection.
2. At the pre-termination inspection, the Quarters Inspector will inspect your quarters for necessary maintenance and inform you how to prepare your quarters for final termination.
3. Upon receipt of your confirmed flight date and your final out-processing appointment, please schedule your final termination inspection; bring a copy of your PCS orders.
4. At the final termination inspection, the inspector will inspect the quarters and the Government furniture and appliances for accountability and damages.

***When I move, do I have to clean?***

Basic cleaning must be performed by the resident (clean appliances, remove trash, well-swept). After that, contract cleaning will be performed at Government expense for all PCS/ETS moves. All other types of moves have to perform 100% cleaning by the resident.

***I have two children, one female and one male; how many bedrooms do I qualify for?***

You qualify for 3 bedrooms (one bedroom for you and your spouse, and one bedroom per accompanying child).

***I have a Family member enrolled in EFMP, how will that affect my on-post housing assignment and waiting time?***

Exceptional Family Member Program (EFMP) does not always equate to "priority housing." Sponsors with exceptional Family members may forward a request for special housing

consideration in writing to the Housing Office. The Housing Manager, in conjunction with the medical department and the Exceptional Family Member Program (EFMP) Coordinator, will make a recommendation to the Garrison Commander. For more information contact your Housing Office.

***If I live on post, what type of housing can I expect?***

USAG Ansbach has 2, 3, and 4 bedroom “condo style” housing, 3 and 4 bedroom row houses, and 4 bedroom duplex houses.

***I have a dual military household and my wife is stationed at another installation. Can I apply for housing?***

Only if you have dependents that are command sponsored and that accompany you to your permanent duty station (PDS), or you and your spouse reside in paired communities.

***Can my spouse or someone else accept a home on my behalf?***

Your spouse may accept a home on your behalf. A Power of Attorney is needed, if someone other than your spouse is to accept a home on your behalf.

***I currently live on post but would like to move to a different house. Can we apply for another wait list?***

When your rank or your family size changes and you are eligible for another category or bedroom size, you may reapply for Government housing and may be placed on the waiting list. Moves of such nature are at your convenience and the moving expenses will not be paid by the Government. Quarters vacated must be cleared within three (3) working days to keep from having to be charged for quarters cleaning.

***Can I accept on-post housing before I sign into the installation?***

No, you must in-process in USAG Ansbach and apply for housing first.

***I am a single Service Member with one child, am I eligible for on-post housing?***

Yes, if your child is command sponsored and residing in country with you at least 181 days each year.

***I'm TDY in route, when can I be put on the housing list? What will my eligibility date be?***

***Does it start when I depart my permanent duty station, or when I finish the course or when I arrive at my new permanent duty station?***

Your name will be placed on the housing list after arrival and application. Your eligibility date will be the date you signed out of your last permanent duty station provided you are on a with-family-member tour.

***My Family was assigned to a 4-bedroom home at my last duty station. Will I automatically qualify for a 4-bedroom home?***

Only if you have 3 children that you have primary custody for, or other family members (excluding your spouse) who are your recognized dependents.

***Once I am offered a home, how long do I have to accept/decline?***

You have 24 hours to make your decision for both private rental and Government-controlled housing. Failure to make a decision may result in loss of TLA or placement on the waiting list.

***What happens if I decline a home?***

If you decline adequate Government-controlled quarters, your name will be removed from the waiting list. You may reapply for quarters; your eligibility date will be the date of reapplication. If you decline adequate private rental housing, you may keep viewing other available units you are eligible for. Please note, if you are receiving temporary lodging allowance, this allowance will be terminated as a result of your declination. Please speak with your Housing Assistant prior to declining adequate housing.

***Will my BAH/OHA cover my rent and utilities?***

In most cases your OHA will cover almost all of your rent and utility costs. However, if you rent a dwelling unit with higher costs than the OHA ceiling for your rank, you will have out of pocket expenses. You will be required to sign a statement that you understand you may have out of pocket expenses, and in some cases, depending on rank, your chain of command may be asked to concur/non-concur with your decision.

***If I get married after I have been living off post with a certificate of non-availability (CNA) do I have to apply for on post housing?***

No, unless Government Family housing is vacant and the Garrison Commander orders the relocation to vacant Government-controlled quarters. Please speak your Housing Office first.

***How much is the rent for off-post housing?***

Private Rental Housing (PRH) average sizes and prices.

Estimated Housing Costs

Type	Bedrooms	Square Feet	Deposit	Rent	Purchase
Apartment	1	850	€1140	€70	N/A
Apartment	2	990	€1240	€620	N/A
Apartment	2	1020	€1300	€650	N/A
Apartment	3	1100	€1380	€690	N/A
Apartment	4	1420	€1740	€870	N/A
House	3	1292	€1680	€340	N/A
House	4	1600	€1960	€80	N/A

For Private Rental Housing also check the HOMES.MIL website at <https://www.homes.mil/>

***Are there any off limit Landlords?***

Please check with your Housing Services Office for any off-limits landlords / dwelling units prior to signing a lease.

***How do I get a list of available rentals in the area?***

USAG Ansbach does not provide a list of available homes. Our counselors will be able to show you portfolios of homes within your housing allowance. For Private Rental Housing also check the HOMES.MIL website at <https://www.homes.mil/>. There are many immobiliens (real estate salespersons) available on the economy, and the charge 1-3 months rent. DO NOT enter into an agreement with an immobiliens without prior approval from the Housing Office if you are seeking to be reimbursed. If sufficient rentals are available thru the Housing Office, reimbursement may not be approved.

***I just received Deployment Orders. Can I terminate my lease before I depart?***

Yes, you may do so, however, you must fulfill all legal requirements (termination notice, repairs, payment for damages, etc.) prior to the termination of the contract. If you have a military clause in your lease agreement, this will make the process easier for you.

***I received notification that my Family can move on-post but I just renewed my lease. Can I break the lease and move?***

In most cases you have an indefinite lease period and may terminate your contract at any time with the appropriate termination notice. Without a military clause, you are required to give a 90 day notice to your landlord. Please see the Housing Office for assistance.

***I'm unaccompanied; do I have to live on-post?***

- Bona fide single Soldiers (receiving entitlements at "without dependent" rate) in the Grade of E7 and above may choose to move to private rental quarters regardless of Senior Enlisted Bachelor Quarters (SEBQ)/Bachelor Officer Quarters (BOQ) availability.

- Soldiers in the Grade of E7 and above that are on an unaccompanied or "all others" tour (receiving entitlements at "with dependent" rate), are required to occupy Senior Enlisted Bachelor Quarters (SEBQ)/Bachelor Officer Quarters (BOQ) when available.

- In USAREUR Soldiers in the Grade of E1 through E6 must to reside in the barracks. The Garrison Commander may approve Certificates of Non-availability, if the installation wide occupancy is 95% and above.

***My roommate and I both signed a lease but she has moved out. Can I get out of the lease?***

You may terminate the lease together with your roommate with the appropriate termination notice.

## **Additional FAQs**

***I cannot move right now and want to be bypassed on the waiting list. Can I keep my position on the waiting list?***

YES, if you have a legitimate reason (i.e. deployment, field duty, etc.). See your Housing Office.

***My family wishes to return to the States to visit relatives, how long may they stay?***

They should not be absent from quarters beyond 90 days. Exception is if the sponsor is deployed.

***We just had a baby and need another bedroom. Will I get a Government paid move?***

A move for personal convenience from permanent housing to permanent housing is at Soldier's expense.

***I have problems in my building with neighbors, who can I contact for assistance?***

Follow the established military chain of command: Building-Coordinator, Area-Coordinator, Housing NCOIC and finally the Garrison CSM.