

Helpful links:

-Fort Drum homepage with on & off post housing info:

[http://www.drum.army.mil/AboutFortDrum/Pages/Housing\\_lv2.aspx](http://www.drum.army.mil/AboutFortDrum/Pages/Housing_lv2.aspx)

- Consumer Financial Protection Bureau:

<http://www.consumerfinance.gov/servicemembers/>

-Neighbors of Watertown (not-for-profit corporation that provides assistance with home buying and rental properties).

<http://neighborsofwatertown.com/>

-Office of the New York State Attorney General

[www.ag.ny.gov](http://www.ag.ny.gov)

-Jefferson-Lewis Board of Realtors

[www.nnymls.com](http://www.nnymls.com)

-Military by owner real Estate

[www.militarybyowner.com](http://www.militarybyowner.com)

-Family and Morale, Welfare and Recreation (Fort Drum lodging, cabins and cottages)

<http://www.drummwr.com/Lodging.htm>



APPROXIMATE DISTANCE FROM FT DRUM

CITY / TOWN / VILLIAGE	IN MILES
ADAMS	24
ADAMS CENTER	19
ALEXANDRIA BAY	28
ANTWERP	15
BLACK RIVER	1
BROWNVILLE	11
CALCIUM	3
CAPE VINCENT	32
CARTHAGE	9
CHAUMONT	14
CLAYTON	27
COPENHAGEN	14
DEPAUVILLE	16
DEXTER	13
EVANS MILLS	4
FELTS MILLS	1
GOUVERNEUR	32
HARRISVILLE	22
HENDERSON HARBOR	29
LAFARGEVILLE	18
LOWVILLE	27
NATURAL BRIDGE	13
PHILADELPHIA	8
REDWOOD	26
SACKETS HARBOR	22
SYRACUSE	75
THERESA	15
WATERTOWN	8



June 2016

**FORT DRUM, NY**

Visit Your Installation HSO at:

[www.housing.army.mil](http://www.housing.army.mil)

**FIRST STOP:**  
*Before doing ANYTHING regarding an off-post lease, you should come to the Housing Services Office for information on the area.*

**BUILDING 10720 (CLARK HALL)  
 MT. BELVEDERE BLVD, ROOM A2-54  
 (315) 772-6883**

**Our Operating hours are:**  
 Mon – Fri 0700 – 1630

**\* PRIOR TO HOUSING HUNTING \***  
*Soldiers with Permissive TDY for house hunting, must have DA Form 31 validated (on the 1<sup>st</sup> day of PTDY) at the Housing Services Office (A2-54) during business hours. If you arrive after normal business hours or a non duty day, report to the Ft. Drum Reception Desk in Clark Hall.*

The housing referral program is designed to ensure the military member receives available and quality off-post housing. We will:

- Provide off-post counseling and referral assistance
- Answer questions about local area
- Maintain a display of handouts of residential material, to include local realtors, rental brochures, information, etc.
- Inspect off-post rental housing for suitability
- Coordinate with local licensed real estate specialists, apartment managers and landlords, to jointly inspect housing for adequacy
- Review, clarify and explain lease contracts upon request

Mediate disputes between tenants and landlords

- Strive to resolve dispute or provide arbitration
- Provide small claims court information
- Gather preliminary documentation complaint information and process complaint action
- Statutory and local procedure

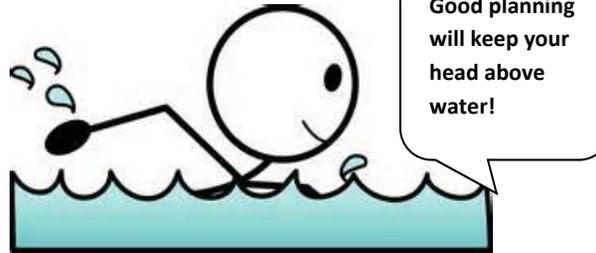
### Basic Allowance for Housing (BAH)

- Purpose of BAH is to provide good quality housing for you & your family, and pay utilities
- BAH is for where the Soldier is stationed, not where the Family lives

Rent and utilities should not exceed your BAH.

When determining how much home you can afford you should use the following formula:

$BAH - Utilities - Renter's Insurance = Rent I can afford.$



### Selecting Your Rental Home

- If it's not in writing, it's not binding
- Credit checks may be necessary
- Deposit is refundable, fee is not refundable
- Pet information/Restricted breeds
- Renter's insurance – Strongly recommended
- Do a move-in inspection
- Give a notice to vacate/schedule move-out inspection
- Shared rentals – If roommate moves out YOU may be responsible for FULL rent
- Pets – Fewer rentals to choose from (non refundable fees)
- Shop and Compare/ drive by at night
- You get what you pay for
- Read your lease thoroughly/bring in to have it reviewed
- Get ALL promises in writing
- Cannot break lease to move on post.
- SCRA makes provisions to allow a Servicemember to terminate certain lease agreements. Only PCS, deployment (over 3 mo), or ETS/Retirement is sufficient reason.
- Any move requires a 30 day written notice

### Security Deposit

- Security deposits can't be used as your last month's rent.

- Any damages you caused during your tenancy will be deducted from your security deposit and the balance refunded to you.
- You must follow the instructions in your lease to get your security deposit refunded.
- Security deposits are to be returned to you at the end of the lease or within reasonable time thereafter.

There are many off-post housing options available to you at Fort Drum. We maintain a list of the 37 largest apartment complexes in the area; the list shows availability, price, amenities, pet policies, and school district information. We also have a list of single family homes and apartments that have passed the Army inspection.

Come to the Welcome Home Center in Room A2-54 to pick up the lists!



Be aware of rental and home sale SCAMS in this area! There are multiple listings on Craigslist that are not legitimate. If it looks too good to be true, it probably is!!

If you see "BAD CREDIT, BANKRUPTCY-NO PROBLEM" offers to "FIX" your credit report or help you buy or rent a home with no down payment- THESE ARE USUALLY SCAMS!!!!

This is a unique area; it's in your best interest to talk to the Housing staff BEFORE you buy or rent.