

Frequently Asked Questions

Do you take advance applications for housing?

Yes, active duty Soldiers, with current orders are eligible to apply for on-post housing. Advance applications can be received and are eligible to be placed on the waiting list prior to reporting to new duty station as verified by orders. Applicants will be placed on the applicable waitlist based on rank and number of Family Members: if all documentation is not provided, applicants will be placed on the waitlist in an administrative hold position with a completed rental application and will not be offered a home until all required documentation is received.

When can I apply for housing?

Active duty Soldiers, with current orders are eligible to apply for on-post housing.

Can I select the area where I want to live?

You can select the housing area where you would like to live.

Can I live off-post?

Single and unaccompanied NCOs/Officers (Staff Sergeants and above) may live in privatized BEQ/BOQ on Fort Stewart which are managed by Balfour Beatty Communities, or they may live off-post.

How long does it take to find housing?

OffPost Housing is available in the surrounding areas. The time it takes will depend on your individual situation and your finances.

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

For On-Post floor plans/pictures please visit <https://www.fortstewartfamilyhomes.com/>.
For available off post housing floor plans/pictures, visit the HSO in Bldg 253 at Fort Stewart.

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

Yes.

What are Basic Allowance for Housing (BAH) entitlement and rent allotments?

BAH is an allowance to offset the cost of housing when you do not receive government provided housing. Your BAH depends upon your location, pay grade and/or your dependant status. A rent allotment is a designated amount of money that is automatically distributed for you, from your pay. Ft. Stewart's BAH rates can be viewed under AHOUS Housing Entitlements section at <https://www.housing.army.mil/Default.aspx#!pg=post&sp=welcome> or Defense Travel Management Office at <https://www.travel.dod.mil/Allowances/Basic-Allowance-for-Housing>.

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

Are there any restrictions on bringing our pets?

For on post housing-Yes.

Restrictions on the number of pets?

For on post housing only 2 pets are allowed.

Restrictions on the type/breed of dog?

Restricted breeds of dogs can be found at <https://www.fortstewartfamilyhomes.com/>.

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

Only dogs, cats, fish and birds are allowed on post.

What schools are in the area?

There are 3 elementary schools located on Fort Stewart and several in the surrounding areas. For a complete list of public and private schools visit this website: <https://www.gadoe.org/Pages/Home.aspx>.

What is the best school?

Please visit <https://www.gadoe.org/Pages/Home.aspx> for school reports and Adequate Yearly Progress (AYP).

What is the loaner furniture program?

N/A.

May I keep the loaner items for my tour of duty?

N/A.

How long can I keep the loaner furniture when I arrive/depart?

N/A.

Do you issue furniture/appliances on a permanent basis?

N/A.

Where do I stay while I wait for housing?

Depending on the waiting time, you may want to stay in lodging on post or a hotel off post. Please see the HSO for a list of available accommodations. There are very few short term rentals available in the local area.

Do I get credit if I'm coming from a dependent restricted tour?

Yes.

How much credit (months) do I get from being on a dependent restricted tour?

A Soldier can receive up to a 14 month credit on their eligibility date for housing. The date is determined by the day the Soldier cleared their duty station prior to going on an unaccompanied tour, up to 14 months.

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

OffPost- Renters Insurance is very important for those who rent apartments, homes, townhomes and other living space. Your landlord's insurance does not cover your personal property or your clothes, stereo, furniture, etc. Renters Insurance is a sure way to protect your assets in case of fire, theft or similar mishaps.

Who is eligible for Family housing?

Active duty Soldiers with dependents who are on orders are eligible to apply for on-post housing.

What is the waiting time for housing?

Applicants will be placed on the applicable waitlist based on rank and number of Family Members and the wait time will be determined by how many people who qualify for the same housing are already on the wait list. For more information call the Fort Stewart BBC leasing office at (912) 408-2480 or visit our website at <https://www.fortstewartfamilyhomes.com>.

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

The wait time for housing depends on the Soldier's rank and Family size. For more information call the Fort Stewart BBC leasing office at (912) 408-2480 or visit our website at <https://www.fortstewartfamilyhomes.com>.

What is a waiting list?

A waiting list is a list of Soldiers who qualify for housing of the same rank and size. For more information call the Fort Stewart BBC leasing office at (912) 408-2480 or visit our website at <https://www.fortstewartfamilyhomes.com>.

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

If your Family status or rank changes it may require you to move to a different wait list. For more information call the Fort Stewart BBC leasing office at (912) 408-2480 or visit our website at <https://www.fortstewartfamilyhomes.com>.

What happens if someone has the same eligibility date as me?

If you have the same eligibility date as someone else, you will then be ranked according to your date of rank. For more information call the Fort Stewart BBC leasing office at (912) 408-2480 or visit our website at <https://www.fortstewartfamilyhomes.com>.

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

You can move both up and down the wait list depending on incoming Soldier's eligibility date. You would generally move up but can move down if someone comes in from an unaccompanied restricted tour. For more information call the Fort Stewart BBC leasing office at (912) 408-2480 or visit our website at <https://www.fortstewartfamilyhomes.com>.

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

No.

How long will my application remain active once submitted?

Your application will remain active until such time as you accept a home, ask to be taken off the list, cannot be contacted due to inaccurate information given to us, or if you decline a home more than 3 times.

What is military Family housing privatization?

Army housing is privatized when the Army enters an agreement with a private company to manage housing on post.

How does military housing privatization affect a Service Member's

BAH? Privatization does not affect BAH. The Soldier's rent is equal to their BAH.

How will rent be paid to the privatized community housing partner and what does it cover?

Rent will be paid by allotment. The BAH covers rent, water, sewer and garbage, and a portion of electricity (if the Soldier lives in new housing).

How does privatization affect the service I receive?

Fort Stewart/Hunter Army Airfield is one of the first Army Bases to have privatized housing. As such Balfour Beatty (Landlord) a private partner with the Army is proud to take care of its residents housing needs. We stand ready to assist residents in any way to make their home at Fort Stewart/ Hunter Army Airfield pleasant.

Will there be a Self-Help program?

We do have a self-help program with many items the residents can borrow or pick up.

What are the requirements for vacating my home?

A resident must give a 30 day notice to vacate. The home must be cleaned before move out or a pay for a cleaning team. Any damages must be paid upon move out.

When I move, do I have to clean?

You can clean the home yourself or pay for a cleaning team.

Under privatization, will the partner handle the clearing process, or will it remain with housing?

The private company will clear the Soldier from housing before they can clear the installation.

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

You will qualify for a 2 bedroom home unless the older child is of school age and goes to full time school.

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

Unless the Exceptional Family Member has a requirement for a handicapped accessible home or has paperwork stating, for medical reasons, the Family must be housed right away, the Family is placed on the wait list like all other Families. If I live on post, what type of housing can I expect? We have many different types and styles of homes on Post and they can be viewed under "Neighborhoods" on <https://www.fortstewartfamilyhomes.com>.

I am a dual military household, whose names will my privatized (on-post partner) housing lease be under?

The lease will go under the higher ranking Soldier's name.

I have a dual military household and my wife is stationed at another installation.

Can I apply for housing?

You can apply for housing provided at least one dependant lives with you on our Post. If they do not, then you are considered a geographical bachelor and do not qualify for Family housing.

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

Yes they can with a Special Power of Attorney.

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

You can move to another home provided you qualify by bed room size for it, but will be responsible to pay a transfer fee of \$500.00 before moving. If you qualify for an additional bedroom you can still be placed on the wait list but will not have to pay to transfer.

In privatized on-post housing will I be responsible for utilities?

Our new homes are currently metered individually for electricity and current residents are receiving utility statements.

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

You can accept on post housing before you sign in to the installation, but cannot sign a lease for housing until you have signed in.

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

Yes.

I'm TDY in route, when can I be put on the housing list?

Active duty Soldiers with current orders are eligible to apply for on-post housing. Advance applications can be received and are eligible to be placed on the waiting list prior to reporting to new duty station as verified by orders. Applications with orders and supporting documentation can be mailed, faxed, emailed, hand delivered, or submitted on line via website (if available). All Soldiers who apply for on-post housing are required to submit:

- Copy of Current Orders
- Copy of most recent Form DDI 172 (DEERS Enrollment)
- Applicants will be required to present valid identification and DA-31 (or other services' equivalent), during processing of Housing Application or upon initial visit to local housing office.

Applicants will be placed on the applicable waitlist based on rank and number of Family Members. If all documentation is not provided, applicants will be placed on the waitlist in an administrative hold position with a completed rental application and will not be offered a home until all required documentation is received.

What will my eligibility date be?

Effective date of waitlist placement will equal the date the Soldier departed the last duty station as verified by DA-31 (or other services' equivalent), except that applicants who apply after 30 days of arrival will be placed on the waitlist with an effective date equal to the date of application.

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 eligibility date is the date you cleared your permanent duty station prior to going TDY, unless your Family resided in on Post housing while you were TDY. In which case your date would be the date you cleared housing.

What amenities are included with the privatized on-post community housing?

We have many amenities, and they are listed on <https://www.fortstewartfamilyhomes.com>.

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

That will depend on your rank and Family size. your rank and Family size.

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

You have 48 hours to accept or decline.

What happens if I decline a home?

If you decline a home you will be offered 2 others. If both of them are declined you can be moved to the bottom of the wait list or removed at your request.

Will my BAHIOHA cover my rent and utilities?

OffPost-The type of dwelling, rental amount and utility use will determine if your BAH will cover your rent and utilities.

If I get married after I have been living offpost with a certificate of nonavailability (CNA) do I have to apply for on post housing?

No, you do not have to apply for on post housing it will be your choice.

How much is the rent/or off-post housing?

Rent prices vary depending on the size, type and location of home. Please contact the HSO.

Are there any offlimit Landlords?

Yes, please contact the HSO prior to your house hunting. To view a copy of the offlimit landlords go to <https://home.army.mil/stewart/about/Garrison/directorate-emergency-services/limit-information#:~:text=View%20the%20Off%20Limits%20Establishments%20list>.

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

Please visit the Housing Service Office (HSO) in Bldg 253 to get a list of available rentals.

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

Yes, according to the Service members Civil Relief Act (SCRA) a Soldier may terminate his or her residential rental or lease agreements by providing the landlord with a written notice of termination to be effective on the date stated in the notice as long as that date is at least 30 days after the landlord's receipt of the notice. The notice to the landlord must be accompanied by either a copy of the official military orders (PCS, deployment, or TDY - exceeding 90 days) or a written verification signed by the Soldier's Commanding Officer. I received notification that my Family can move on-post but I just renewed my lease.

Can I break the lease and move?

Please contact legal assistance at 571-801-5149 for clarification.

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

It depends on your rank and dependant status.

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

Generally, if you signed a lease with your roommate, the landlord can hold each of you liable for the entire amount of rent owed. Contact HSO at 571-801-3468/3472 or legal assistance at 571-801-5149 for guidance.