

Frequently Asked Questions

Do you take advance applications for housing?

We can accept advance applications for planning purposes; however, with the exception of those on intra-theatre transfer (ITT) or consecutive overseas tour (COT) orders, Service members are not eligible to be placed on a waiting list for housing until they have signed in to the installation.

When can I apply for housing?

Upon notification to the Housing Division, those on ITT/COT orders can be placed on a waiting list 60 days prior to report date. Upon signing into the installation, Service members must in-process at the Housing Customer Service Branch with a full set of orders by Day 2 after arrival. Once they have attended the daily housing briefing they can be placed on the appropriate waiting list and be offered quarters based on availability.

Can I select the area where I want to live?

We will make every attempt to offer up to 3 different dwellings for consideration; however, availability in a particular area cannot be guaranteed.

Can I live off-post?

Housing Divisions are required to ensure availability of on post housing for 100% of E-6 and below Families, as well as for those designated as Key & Essential personnel. For all other grades (E-7 and above), if on post housing will not be available within 30 days after arrival we will issue a certificate of non-availability which authorizes them to seek private rental housing with the assistance of our Housing Services Office contractor personnel.

How long does it take to find housing?

0 – 60 days, depending on the grade and bedroom category.

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

A collection of floor plans can be found on this site (<https://www.housing.army.mil/ah>).

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

They are, and you may; however, generally all on post housing dwellings are equipped with sufficient number of 110 volt outlets. Those residing on the economy will receive an initial move in housing allowance (MIHA) that is meant to offset such purchases as 220 volt light fixtures, etc. Caution is recommended for equipment and/or appliances with motors that, despite being dual voltage, may eventually experience "wear down" of said motor.

Is housing overseas different from US homes?

Yes, and one major difference is the general lack of walk in closets and built in cabinetry. More modern homes may be equipped with built in kitchens, but many are still bare at move in.

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

Again, Housing Divisions are required to ensure availability of on post housing for 100% of E-6 and below Families, as well as for those designated as Key & Essential personnel. For all other grades (E-7 and above), if on post housing will not be available within 30 days after arrival we will issue a certificate of non-availability which authorizes them to seek private rental housing with the assistance of our Housing Services Office contractor personnel. Unaccompanied personnel in the grades of E-7 and above are entitled to reside in private rental housing off post.

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

<http://perdiem.hqda.pentagon.mil/perdiem/allouha.html> site code: GE355

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

These are Finance actions; however, designated Housing Division personnel are certifying officials for start/stop of OHA.

Are there any restrictions on bringing our pets?

Restrictions on the number of pets?

Restrictions on the type/breed of dog?

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

There are restrictions and exotic pets are forbidden. Best to consult the USAG Wiesbaden website (www.wiesbaden.army.mil) to view the Garrison Commander's pet policy letter #43. From the homepage, click on Garrison Commander (upper left), then click on Commander's Policies to see all at a glance.

What schools are in the area? What is the best school?

There are three elementary schools, one middle school and one high school in the Wiesbaden military community. Your area of residence will determine the elementary school placement.

- Aukamm Elementary School, Aukamm Housing Area
- Hainerberg Elementary School, Hainerberg Housing Area
- Wiesbaden American Middle School, Hainerberg Housing Area
- Wiesbaden High School (formerly General H.H. Arnold High School), Hainerberg Housing Area

What is the loaner furniture program?

The loaner furniture program is designed to provide the necessities in furnishings until the Command Sponsored customer's household goods shipment, arrives from the previous duty station.

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

No, AR 420-1, para. 3-69 d.(4) Maximum time for use of loaner sets is 90 days for in-bound personnel and 60 days for out-bound personnel.

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

AR 420-1, para. 3-69 d.(4) Maximum time for use of loaner sets is 90 days for in-bound personnel and 60 days for out-bound personnel.

Do you issue furniture/appliances on a permanent basis?

For authorized off post residents only, wardrobes and kitchen cabinets may be kept for the duration of your tour of duty. Appliances are provided for on and off post housing for the duration of your tour of duty.

Where do I stay while I wait for housing?

Soldiers in the grades of E-6 and below on deferred travel orders are required to be housed in the barracks until housing can be provided and travel authorized for Family member(s). All others would be authorized reside in the Wiesbaden Lodge until housing is assigned.

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?

Upon completion of a dependent restricted tour, including involuntary extension beyond initial tour, eligibility date for housing would be date departed previous duty station for the dependent restricted tour or a maximum 14 month credit.

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

Renters insurance is always recommended.

Who is eligible for Family housing?

Military personnel with accompanying command sponsored dependents, key and essential DoD civilians, and unmarried chaplains & unaccompanied married chaplains.

What is the waiting time for housing? What determines the list I am placed on and my placement on the list?

Grade, bedroom requirement, and eligibility date.

What is a waiting list?

Waiting lists are used to accommodate proper queuing of housing applicants based on priority, eligibility date, grade category, and bedroom requirement. Also, the automated Housing database allows for offers and assignments to available dwellings only after personnel have been added to a waiting list.

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

Yes, if there is a change/addition to Family composition or when promotion status results in eligibility for housing in a higher grade category (e.g.; junior to senior NCO or company grade to field grade officer, etc.).

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

Unless one has a higher assignment priority, the one applying first would be above the other on the waiting list.

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

Good example would be when someone acquires Family members after arrival on an originally unaccompanied tour. Priority for assignment is then lower than incoming Families and eligibility date is the date of command sponsorship.

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

No.

How long will my application remain active once submitted?

Eligibility date for placement on a waiting list or assignment to housing will be as indicated above provided application is made no later than 30 days after reporting to the new duty station.

What is military Family housing privatization?

N/A.

How does military housing privatization affect a Service Member's BAH?

N/A.

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

N/A.

How does privatization affect the service I receive?

N/A.

Will/is there to be a Self-Help program?

Yes.

What are the requirements for vacating my home?

Appointments for pre- and final inspections are generally scheduled in accordance with pending departure and ultimate departure dates, respectively. For on post Family housing residents who qualify for contract cleaning upon departure, all personal items (including trash) must be removed from the apartment and/or building; appliances should be cleaned to remove visible dirt and grease; and dwelling should be in broom swept condition.

When I move, do I have to clean?

Those departing on PCS, separation, or retirement orders qualify for contract cleaning at government expense. Cleaning charges may be assessed, however, if dwelling is left extremely dirty or condition of walls and surfaces is beyond normal fair wear and tear.

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

N/A

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

Housing will be provided on the basis of one bedroom per child, if possible; however, the Garrison Commander may stipulate two Family members share a bedroom for equitable distribution of the inventory. For this example, it would be necessary to provide one bedroom for each child of opposite sex when one is 6 y/o or older.

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

EFMP enrollments would only affect assignments and/or waiting times in respect to necessary accommodation of any special needs. Priorities for service order maintenance would also be affected in that appropriate consideration will be given for the needs of enrollees.

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

The majority of assets are currently stairwell type apartments, with the exception of limited duplex and single houses designated for grades)-5 and above. By the summer of 2012, we will receive 325 townhouses directly adjacent to the main installation (Wiesbaden Army Airfield).

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

N/A. For on post government housing, the senior ranking Soldier will be the sponsor.

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

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If both installations are within commuting distance, these Families may elect to apply for housing at only one installation.

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

Spouses are authorized to accept or sign for housing once the Soldier sponsor has him-/herself applied; otherwise, a power of attorney would be required.

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

Only if there is an authorized increase to the Family composition or promotion to a different grade category (e.g.; junior to senior NCO or company grade to field grade officer, etc.).

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

N/A

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

No.

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

Yes, as long as there is physical custody for a period in excess of 6 consecutive months in cases where courts award joint custody.

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?

When a Soldier is ordered on PCS with TDT en route, the spouse is authorized to apply for housing at the new duty station prior to the arrival of the sponsor. The effective of the spouse's signing for housing shall not be earlier than the PCS location reporting date of the sponsor.

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

N/A

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

No, not if Family composition does not support as requirement.

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

Generally 24 hours.

What happens if I decline a home?

Declining an offer to adequate housing, if not simply one of 2 or more offers, can result in removal from the waiting list for 60 days and termination of temporary lodging entitlement when indicated.

Will my BAH/OHA cover my rent and utilities?

Wiesbaden is not a BAH area. The member is reimbursed actual rental costs NTE the maximum OHA rate for each locality and grade. Utility costs are based on member reported expenses of members who pay all or a majority of their utilities and covers the utility costs for 80 percent of the members assigned to an area.

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

No.

How much is the rent for off-post housing?

Best to visit AHRN.com and view link for Wiesbaden, Germany.

Are there any off limit Landlords?

Yes.

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

Best to visit www.AHRN.com and view link for Wiesbaden, Germany.

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

Unaccompanied members can do so and be "packed out" by the local Transportation Office using deployment orders. Accompanied members who return Family members to CONUS must decide to do so at either government expense, which would require an early return of dependents order and future entitlement to housing, or at personal expense.

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

Most likely only if a 30 day termination notice is agreed upon by the landlord, which is generally only accommodated with PCS; separation; or retirement orders; or when a member is directed by a competent authority to relocate to available on post quarters.

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

Currently you must if in the grade of E-6 or below.

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

Unless otherwise stated in the lease or negotiated with landlord, a 90 day termination notice would most likely be required to get out of the lease.