

Frequently Asked Questions

Do you take advance applications for housing?

You can submit your on-line application to let us know that you are coming to Baumholder. This is not a requirement, however, and you will be placed on the waiting list with an effective date of the day you left your last duty station. If you do not visit the Housing Office within your first 30 days in Baumholder, you will be placed on the list with the effective date of your application. No offers will be made to Soldiers with advance applications.

When can I apply for housing?

The best time to apply for housing is as soon as possible after arriving to Baumholder. You must have command sponsored family members to live in on-post family housing.

Can I select the area where I want to live?

If you are required to live on post, you will be offered quarters based on availability. If there are several sets of quarters available, you will be able to look at 2 or 3 apartments. However, if availability is low, you will have to take the next apartment projected to come available.

Can I live off post?

The current policy requires all accompanied Service members, regardless of rank, to reside in government controlled military family housing (on post) when occupancy is lower than 95%.

How long does it take to find housing?

The goal of the Housing Office is to get each Family housed within 30-60 days. If you are eligible to live off-post, you can start looking at the Homes.mil – <https://www.homes.mil> to identify properties. Please keep in mind that properties listed as available today may be rented within the next few days and no longer available once you arrive. You cannot officially make any arrangements for signing a lease until you have arrived in Baumholder and reported to the Housing Office. For Families who are required to live on post, you will be added to the waiting list effective the date you sign out of your previous unit and will be offered housing accordingly.

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

The majority of houses in Europe are smaller than those stateside. Most on post housing is stairwell style with 12-24 apartments per building. Floor plans can be found by following the links on this site. Rental units in Baumholder vary from area to area. The type and size of the dwelling units will determine how much you pay. Most homes are constructed of concrete blocks covered by a cement type (stucco) masonry coating. The majority of available rental properties are apartments. Single Family homes can also be found but are few. Yards are small and garages, if available, will probably cost extra. The ceilings are usually higher than in the US and the windows are larger. The average dwelling size is smaller than most Americans are used to and usually are rented without closets. Wardrobes and appliances can be acquired through the Customer Service Branch at the Housing Division. Some floor plans are available on the temporary web-site listed above.

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

The German electrical system is 220 volts, 50 cycles, while the U.S. runs on 110 volts, 60 cycles. Some of the quarters on post have been renovated to include both 110 and 220 voltage. Off post housing is strictly 220 voltage. Some American electronics are supplied with dual voltage. If this is the case, you will only need an adapter. You can check the voltage by checking the power source. If the electronics are strictly 110 volt they will not work without the aid of a transformer. Transformers come in a variety of sizes. It is extremely important to know the watt rating on the appliance that you are plugging into the transformer to ensure it does not exceed that of the transformer. You should avoid plugging multiple appliances into one transformer as the total watts may exceed that of the transformer. Transformers are big energy wasters as they continue to draw power even when the connected appliance is turned off. Transformers should be turned off and unplugged when not in use. Do not plug in 110 voltage electronics with an adapter since this will damage them, probably permanently. Clocks and other timed devices may not properly function due to the difference in cycles. Others, such as microwaves, may deteriorate when returned to 110 voltage use. The table below lists various wattage requirements for most common electronic devices.

75 WATT: small radios, stereos, sewing machines

300 WATT: large radios, stereos, medium fans, TV's

750 WATT: small irons, coffee maker, vacuum, cleaners

1600-2000 WATT: toasters, fryers, irons, microwaves

Is housing overseas different from US homes?

The implementation of the Residential Communities Initiative (RCI) in many stateside locations has increased the availability of very nice, large homes or duplexes for all ranks. The RCI program is a stateside program. Construction of townhomes is scheduled for installations in Europe, and Baumholder will demolish the first phase of stairwell buildings to begin townhouse construction in the fall of 2014. Also see the responses to the questions on housing sizes and electric systems for further information.

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

The current policy requires all accompanied Service members, regardless of rank, to reside in government controlled military family housing (on post) when occupancy is lower than 95%.

What are the Overseas Housing Allowance (OHA) entitlements and rent allotments?

Follow this link to determine your OHA entitlements:

<http://www.defensetravel.dod.mil/site/ohaCalc.cfm>. The OHA Rental Allowance is the maximum allowed for your pay grade. Actual amount given will be the actual amount of your rent (or max entitlement if your rent is more). The utilities/recurring maintenance allowance may be adjusted depending on your individual contract. If some utilities are included in your base rent, this amount will be adjusted.

How and who is starting and stopping my OHA?

The OHA paperwork will be finalized by the Housing Office after you sign a contract. The Housing Office will submit the paperwork to Finance for you, or you can elect to handcarry it yourself. When you are ready to clear your dwelling unit, the Housing Office will submit the OHA paperwork to stop allowances.

Are there restrictions on bringing our pets?

Some breeds of dogs are not authorized in certain parts of Germany. See more information in our overview at Pet Information. No more than two dogs or cats or combination thereof are authorized per Family housing unit. Other domestic pets, including goldfish, hamsters, and birds, may be kept in AFH. Exotic pets (i.e., snakes, iguanas, ferrets, pot-bellied pigs) are not authorized. Pets are not authorized in unaccompanied personnel housing.

What schools are in the area?

The community has an elementary school and a middle/high school for students in 6th through 12th grade.

- Smith Elementary: Grades K-5. Web-site address: <http://www.baum.ess.eu.dodea.edu/>
- Baumholder Middle/High School: Grades 6-12. Web-site address: <http://www.baum.hs.eu.dodea.edu/>

There are also opportunities for courses through several different colleges. You can check with the Education Center during inprocessing for available courses.

What is the loaner furniture program?

Incoming Families are authorized to request government furniture and keep the loaner furniture for a period of 90 days. Outgoing Families can keep loaner furniture for 60 days. See “Furniture Support” above for a complete list of items available.

Where do I stay while I wait for housing?

If you are authorized to travel with your Family members or if you are a SFC and above, you will stay in either the lodging facility on post or in a local hotel and draw Temporary Lodging Allowances (TLA). If you arrive in a deferred travel status as a SSG and below, you will stay in the barracks until you sign for housing.

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

If you are arriving to Baumholder from a dependent-restricted tour, your eligibility date will be the date you left your duty station prior to your restricted tour, up to a maximum 14-month credit. If you obtain Family members during the restricted tour and were separated from these Family members, you will receive credit only for the time separated. Voluntary extensions beyond your initial tour negate all credit.

Do I need renter's insurance for on-post or private rental housing?

There are several types of insurance that you may purchase to protect your property and tenant rights. The Housing Division strongly recommends that you consider buying commercial insurance to protect yourself in case of fire or a major loss. A common policy for this coverage would be renter's liability insurance that covers your personal property and damages.

Who is eligible for Family Housing?

To be eligible for Family housing, you must have command sponsored dependents and be on a

36-month tour, or dual military each serving a 36-month tour. If your Family is on deferred travel, the Housing Office will release the travel orders for your Family to join you after you have signed for housing.

What is the waiting time for housing?

The goal of the Housing Office is to get each Family housed within 30-60 days. If you are eligible to live off-post (SFC and above who are not key and essential), you can start looking at the Homes.mil – <https://www.homes.mil> to identify properties. Please keep in mind that properties listed as available today may be rented within the next few days and no longer available once you arrive. You cannot officially make any arrangements for signing a lease until you have arrived in Baumholder and reported to the Housing Office. For Families who are required to live on post, you will be added to the waiting list effective the date after you sign out of your previous unit and will be offered housing accordingly.

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

You will be placed on the waiting list based on your grade and bedroom requirement. Your position on the list will be based on your eligibility based on factors such as date of departure of last unit, date of application if not reporting to the Housing Office within 30 days of arrival in Baumholder, and whether or not you are arriving from a dependent-restricted tour. You may elect, in writing, to be placed on a waiting list with less bedrooms than you are authorized. You may only be on one waiting list.

What is a waiting list?

A waiting list is established for each designation of Family housing by bedroom composition. Soldiers are placed on the list based on the eligibility factors explained above and offered/assigned housing in order of placement.

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

You may request to change from one waiting list to another as long as you are eligible for the list you would like to change to. However, the date of eligibility will be the date of change to the new waiting list.

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

If all other criteria is equal, your rank and date of rank will determine your position on the list, with the senior member having the higher priority.

My friend who is on the same waiting list as me was able to sign for her quarters before I was. How could this be?

Each Family is offered a dwelling unit based on their placement on the list. Once you have an offer in your name, the next unit available will go to the next Family on the list. Sometimes a unit becomes available sooner than the anticipated date, and if so, the Family who is offered that unit will be called to sign for it. This causes a bit of variation in the exact assignment of housing.

How many different housing units may I look at before I decide where I want to live?

If we have apartments available in your bedroom category available, we can allow you to look at about three different units. However, if there are no units available, you will be required to take

the one that is projected to become available next. If you decline an adequate unit, you will be removed from the waiting list or moved to the bottom and you will stop receiving temporary lodging allowances (TLA).

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

You may see a bit of fluctuation in the waiting list. The relative position of the top 10 percent of personnel on each housing assignment waiting list will be stabilized (freeze zone). Sponsors who have been given a firm commitment for housing will not be displaced by arriving Families added to the waiting list. Garrison commanders may approve exceptions to waiting list policies under special circumstances such as extreme hardship, compassionate, or medical reasons.

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

No. You may only be on one waiting list at any given time.

How long will my application remain active once submitted?

Once your application is active, you will remain on the housing list until you are housed or request to be removed from the list.

What is military Family housing privatization?

Congress established the Military Housing Privatization Initiative (MHPI) in 1996 as a tool to help the military improve the quality of life for its service members by improving the condition of their housing. The MHPI was designed and developed to attract private sector financing, expertise and innovation to provide necessary housing faster and more efficiently than traditional Military Construction processes would allow. The MHPI is not in place in overseas locations.

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

This does not apply in Baumholder.

Is there a Self-Help program?

There is a Self Help Store on post that you may use to fix, repair, or enhance the appearance of your on post home. In order to get supplies from the store, you must go to a 1-hour class and receive a card that you show when requesting supplies.

What are the requirements for vacating my home?

You are required to clear your quarters before your departure. For barracks personnel, contact your unit representative to set up inspection appointments. When you move from your barracks room, it must be ready for the next Soldier to move into. For Family housing, you should schedule a pre-inspection far enough in advance to ensure that you have time to finish anything that you will be responsible for. Your final inspection will be based on your departure date. In order to clear your quarters, all personal property must be removed, all nails removed from walls, appliances cleaned, and the apartment broom swept. You will be told during your pre-inspection whether you will be required to paint. Painting is completed on a 3-year cycle so if you have been in the quarters for that long they will be painted by contract. We also have contract cleaning for normal PCS moves. Others will have to return the apartment in a condition ready for the next occupant. For off-post personnel, you must schedule a termination appointment with your landlord and can request that a housing inspector is there as well. You must have your quarters

leaned to the standard listed on your lease and provide receipts that all utilities payments are settled. Your landlord must sign paperwork showing that you have cleared the quarters.

When I move, do I have to clean?

See the question above, “What are the requirements for vacating my home?”

I have two children, one male and one female. How many bedrooms do I qualify for?

We currently provide a bedroom for the Soldier and spouse, plus a bedroom for each child regardless of age and gender. However, if there are housing shortages, we may follow the regulatory guidance listed below where bedroom assignment is based on both the age and gender of your children. See the extract below of Table 3-5, AR 420-1 below.

Table 3–5

Minimum criteria for Family housing assignment based on Family bedroom needs

Number of Family members (excluding sponsor and spouse)	Bedrooms
None	1
One Family member (not the spouse)	2
Two, except as follows:	2
-one 10 years or over	3
-one 6 years or over and other opposite sex	3
Three, except as follows:	3
-two, 10 years or over	4
-one 10 years or over and other two opposite sex of each other with one 6 years or over	4
Four, except as follows:	3
-one 10 years or over	4
-one 6 years or over and all of the other three opposite sex of the one	4
-two 6 years or over of opposite sex and other two same sex	4
-two 10 years or over and other two opposite sex of each other with one 6 years or over	5
-three 10 years or over	5
Five, except as follows:	4
-two or more 10 years or over	5
-one 10 years or over, with one 6 years or over and of the opposite sex of the other three	5

I have a Family member enrolled in EFMP. How will that affect my on-post housing assignment and wait time?

This depends on your EFMP situation. If you are limited to the type of quarters that you can live in (i.e., 1st floor only) your wait time may be longer. If we cannot house you within an acceptable timeframe (30-60 days), you may be given authorization to live off post. The requirement for special housing status must be verified in the EFMP documentation. Soldiers requesting alternate housing arrangements based on medical issues not verified will be through a regular exception to policy and must have a statement signed by the Baumholder Health Clinic commander.

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

Most quarters on post are stairwell-type with 8 – 24 apartments in each building. Apartments have between 2-4 bedrooms and are typically smaller than dwelling units stateside. Some apartments are equipped with a second bathroom, but about 50% are not. Projects are in place to begin building townhomes in place of some stairwell buildings. Baumholder has several different types of barracks rooms, including NCO, 1+1, and 2+2.

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

If you have Family members staying with you at this installation and are SSG and below, you can live in Family quarters. If you will not have any additional Family members with you, you will stay in the barracks. If you are SFC and above, you will be authorized to live off post regardless of whether you have Family members accompanying you. If you are stationed in areas where you can maintain a joint household in between your two duty stations, you will be authorized to live off post.

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

Yes. Spouses are allowed to sign for housing and furnishings in the absence of the sponsor. A power of attorney or notarized statement is not required. Anyone other than your spouse would need a power of attorney.

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

Once you are housed in Family quarters, you are considered adequately housed for the duration of your tour. In order to move to other quarters, you will need to submit an exception to policy. This request will be sent to the Garrison Commander for his approval or disapproval. For barracks Soldiers, you will be moved to an NCO room if you are promoted to SGT during your time here. If you are promoted to SFC, you will be authorized to move off post at your own expense.

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

No. If you are going TDY enroute, your spouse is authorized to apply for housing at the new duty station prior to your arrival. However, the effective date of the spouse signing for the quarters will not be earlier than your reporting date.

I am a single Soldier with one child. Am I eligible for on-post housing?

Yes. Unmarried sponsors with accompanying command sponsored Family members will compete equally with married sponsors for Family housing.

My Family is not command sponsored but I plan on bringing them with me. Will I have problems signing for housing?

To be eligible for Family housing, you must have command sponsored dependents and be on a 36-month tour. If you arrive here with Family members who are not command sponsored, you may be allowed to live off post, but you will not be authorized TLA or government furniture support. This can create additional problems for your Family since your Family members will be

considered tourists and therefore only eligible to stay in country for 90 days. This can also create financial hardship for your Family and this practice is highly discouraged.

My Family is on deferred travel but they do not want to wait any longer to join me. Are they authorized to travel at their own expense to Germany?

If your Family is on deferred travel, the Housing Office will release the travel orders for your Family to join you after you have signed for housing. If your Family travels prior to that point, you will not be reimbursed for travel or passports, will not be authorized to ship HHG, and you will not be entitled to TLA. This can create additional problems for your Family since your Family members will be considered tourists and therefore only eligible to stay in country for 90 days. This can also create financial hardship for your Family and this practice is highly discouraged.

I'm TDY enroute. When can I be put on the waiting list? What will be my eligibility date? 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?

You will be placed on the waiting list with the effective date of the day you left your last permanent duty station. You can either do an advanced application or wait until you arrive and in-process. This will not affect your eligibility date.

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

No. You will be placed on the waiting list with the number of bedrooms that you require for your Family. We currently provide a bedroom for the Soldier and spouse, plus a bedroom for each child regardless of age and gender. However, if there are housing shortages, we may follow the regulatory guidance where bedroom assignment is based on both the age and gender of your children. See the extract below of Table 3-5, AR 420-1.

Table 3–5

Minimum criteria for Family housing assignment based on Family bedroom needs

Number of Family members (excluding sponsor and spouse) Bedrooms	
None	1
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Two, except as follows:	2
-one 10 years or over	3
-one 6 years or over and other opposite sex	3
Three, except as follows:	3
-two, 10 years or over	4
-one 10 years or over and other two opposite sex of each other with one 6 years or over	4
Four, except as follows:	3
-one 10 years or over	4
-one 6 years or over and all of the other three opposite sex of the one	4

- two 6 years or over of opposite sex and other two same sex 4
- two 10 years or over and other two opposite sex of each other with one 6 years or over 5
- three 10 years or over 5
- Five, except as follows: 4
- two or more 10 years or over 5
- one 10 years or over, with one 6 years or over and of the opposite sex of the other three 5

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

Once the apartment is available, we will give you a key to take a look at it. You will have 24 hours to make your decision.

What happens if I decline a home?

If a specific offer of adequate housing is declined, the Soldier's name may either be removed from, or placed at the bottom of the waiting list. Additionally, if you decline a specific offer, you will sign a simple statement acknowledging the declination. No allowances (TLA) will be paid if an adequate dwelling is declined.

Will my OHA cover my rent and utilities?

You will not be required to move into a home that is above the rent portion of your OHA; however, you may choose to and pay the difference out of pocket. For utilities, costs are dependent on your usage. If you are conservative, you should be able to stay under your allowance.

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. Once you are housed, you are considered adequately housed for the duration of your tour. However, if you request to move to other quarters, you will be housed based on current housing policies.

How much is the rent for off-post housing?

The average rental costs for unfurnished apartments with 1-3 bedrooms range from €300-750 while houses and 4-bedroom apartments range from €800-1600.

Are there any off-limit landlords?

If there are areas, agencies, or landlords that have been placed off limits, you will not be offered any rentals under those conditions. Inspections are conducted to list a house with our office. If minimum requirements are not met, we will not allow the unit to be listed.

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

If you are eligible to live off-post, you can start looking at the Homes.mil – <https://www.homes.mil> to identify properties. Please keep in mind that properties listed as available today may be rented within the next few days and no longer available once you arrive. You cannot officially make any arrangements for signing a lease until you have arrived in Baumholder and reported to the Housing Office.

I just received deployment orders. Can I terminate my lease before I depart?

If you are a single Soldier or dual military Family, you can put your HHG in storage and terminate your lease. If you are married with Family members in the area, you will need to maintain the quarters for them.

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

In Baumholder, leases do not need to be renewed. You will be assigned to your unit from the day you sign the contract until you process a termination notice with your landlord. You normally must give 30-day termination notice without orders and 15-day notice with orders to your landlord. The Housing Office will work with your landlord to see if they will accept a shorter termination notice in order to allow you to accept on-post quarters.

I'm unaccompanied. Do I have to live on post?

If you are a SSG and below, you are required to live on post as long as there is space available. If you are SFC and above, you are required to live in a BEQ/BOQ if there are some available. If there is not, you will be issued a certificate of nonavailability (CNA) and allowed to live off post.

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

You normally must give a 30-day termination notice without orders and 15-day notice with orders to your landlord. The Housing Office will work with your landlord to see if they will accept a shorter termination notice due to your situation.