



Contact Legal Assistance

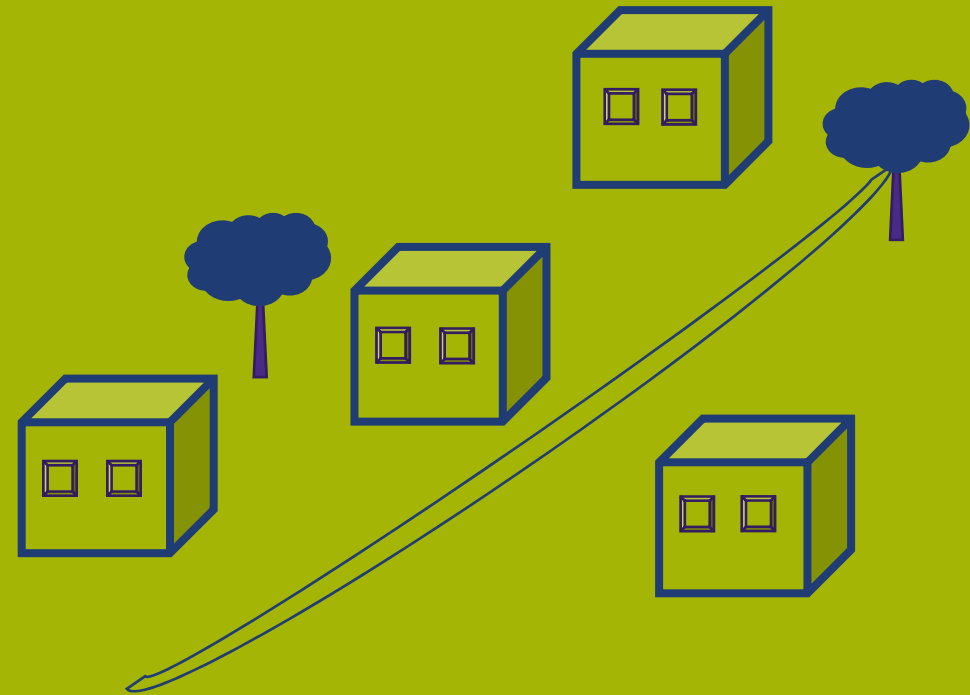
For legal assistance generally, make an appointment with the 412 TW/JA legal office

Walk-ins available for powers of attorney and notaries Monday—Thursday 9am-3pm

Phone: 661-277-4310

Email: 412tw.ja.workflow@us.af.mil

Address: Trailer at 1 S. Rosamond Blvd.,
Edwards AFB, 93524



Housing

Edwards Air Force Base
412 TW/JA





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Servicemembers Civil Relief Act

The SCRA was signed into law in 2003 and provides comprehensive protection for servicemembers from certain financial obligations. It covers civil areas such as rent payments, lease payments, installment contracts, civil legal proceedings generally, and taxes. It does not apply to criminal proceedings.

Right to terminate leases: An active duty member who has received PCS or deployment orders for 90 days or more may terminate a housing lease with 30 day's written notice. An auto lease may be terminated with PCS orders or 180 days OCONUS deployment orders, and 15 days' notice. No military clause in the lease is necessary.

Protection against eviction: Courts must hold eviction proceedings for 90 days for rental leases of \$2,400 or less in rent.

Automatic pause of civil proceedings: Upon a member's demonstration of material effect and providing a later date of availability, all civil proceedings against the member must be paused for at least 90 days.

Interest rate cap: Interest rates for members are capped at 6%.



Off-Base Housing

If you live off-base in the Los Angeles, Antelope Valley, or California City communities, it is more important than ever to understand your lease. Because the lease is a private contract between you and a non-military entity, there are less ways for the Air Force to be involved and help you than if you were living on-base.

Know that California has rigorous laws that protect renters, such as prohibiting rent increases in the middle of a year-long lease. Search the California Department of Consumer Affairs for an extensive guide to your rights and obligations as a tenant. For example, the Los Angeles rent control board may require the landlord to return your security deposit at the end of a lease with additional interest. Call 866 557 7368 to see if you qualify.

Know that the federal government is also committed to the well-being of servicemembers in all areas, including in off-base private matters. The Servicemembers Civil Relief Act, detailed on the next page, protects you as well.

Saving Money Off-Base

If you can rent off-base, you may be able to save more money if the rent is less than the Basic Housing Allowance (BAH) you receive.



Basics of Tenancy

Care and Attention

Service members may live in base dorms, base private housing, or off-base housing. But it is important to be careful and attentive to your lease and rental property no matter where you live. Read your lease carefully. Once you move in, carefully inspect the property for damage, and document and report promptly any damage you find. Make sure your lease contains provisions for reporting complaints, resolving disputes, and has benefits and protections under the Servicemembers Civil Relief Act (SCRA).



State and Federal Law Apply

Remember that your state of residence's laws and federal military and servicemember tenancy laws both apply. In California, the Department of Consumer Affairs has published an extensive guide for California tenants, at www.dca.ca.gov.



How Can Legal Assistance Help You?

We can assist you with on-base dormitory claims regarding personal property damages, rental assistance, eviction notice response, SCRA application, fair housing and non-discrimination complaints, and more.





On-Base Dorms

The Air Force provides maintenance and repair, refuse collection and disposal, pest control, and fire and force protection for your dorm. In general, maintenance and repairs should be left entirely up to the dormitory management. Follow all guidance issued by the dorm management regarding the use and upkeep of your room.

Personal property claims:

Remember that should your own personal property be damaged, directly or indirectly, by your attempted repair, the Air Force may no longer be liable in a claim for those damages because of your intervening, unforeseeable actions.

Know that you are able to file a claim for reimbursement of any damage to your personal property that takes place outside of your control. For example, if the power goes out and the food in your dorm refrigerator spoils, you can file a claim to get reimbursed for the food's value.

Car Claims:

Also know that there are complicated rules for damage that happens to your car when it is parked at the dorms. For foreseeable natural damage, such as a falling tree branch, payment is less likely, but you may be able to file a claim for unforeseeable natural damage, such as a hailstorm, which is uncommon in the Edwards area.



On-Base Private Housing

Mayroad

At Edwards, privatized housing is managed by Mayroad, a national company that multiple military bases have contracted with.

Bill of Rights

Instituted in 2020, the Tenant Bill of Rights highlights DoD's commitment to a safe and enjoyable home on-base for servicemembers and their families. The Bill includes a wide array of rights, from habitability to access to an electronic work order system to submit maintenance requests. The Bill also includes the right to consult with a housing attorney. Find the DoD Tenant Bill of Rights online.

The Claims Process

Because housing is privately managed by Mayroad, any claim of out-of-pocket expenses for damages should be filed through Mayroad first.

Should Mayroad deny your claim, the next step is to file with your renter's insurance. If both claims are denied, you may file with the Air Force Claims Service Center at claims.jag.af.mil. Unfortunately, we cannot process claims for you.

Contact Mayroad first
