



Military Housing Office
Bldg. 496 Madison Drive
MCAS Cherry Point NC 28533
252-466-2732
Chpt.fac.housing.smb@usmc.mil



Service Member Frequently Asked Questions **Rental Partnership Program**

What is RPP Housing?

The RPP is designed to provide Service Members, enlisted and officers, with affordable off-base housing. This program is governed by an agreement between Landlords and the local Installation Commanding Officer (CO) or Housing Director.

This program exists to ease the transition for our Service Members relocating under orders and to help defray some of the costs incurred with moving. Service Members receive reduced rental costs, pay reduced or no security deposit and application fees. If state or local laws allow the use of surety bonds, they can be used to satisfy this requirement. Credit checks are minimal as applicants are approved based on End of Active Service (EAS), Projected Rotation Date (PRD) and drawing Basic Allowance for Housing (BAH). Applicants must have permanent orders to the area.

This program permits Landlords to voluntarily obligate apartments, houses or townhouses for rent to Service Members. Housing units which are offered to the RPP are evaluated and qualified to meet the Department of Navy's minimum Environmental, Health and Safety (EHS) standards.

Does RPP help me save money?

The RPP offers real cost savings to Service Members living in the community. The RPP homes that are available have already been screened and inspected by the local Military Housing Office (MHO).

The program guarantees the Service Member reduced rates and reduced or no security deposit and administrative fees.

Also, RPP requires rent to be paid by allotment, making it one less bill you have to think about every month.

Will I have to pay additional fees or a security deposit on RPP Housing?

There are no administrative fees associated with RPP Housing. However, the Landlord may charge a reservation fee of up to \$250 to hold a housing unit. The reservation fee will be applied towards the first month's rent. If for some reason the Service Member does not qualify, the fee will be returned. If the Service Member qualifies but decides not to take the rental, the reservation fee will be forfeited.



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Can a Landlord change the rent based on a Service Member's rank?

No, there is an established RPP rate that is not based on rank.

I have poor credit; can I still use RPP?

Yes, you can still participate in the RPP. No one can be denied because of credit history.

I have a pet; will I be required to pay additional pet deposits or other associated fees?

RPP does not dictate Landlord pet policy. Individual Landlords may require additional pet fees.

Am I eligible for housing in the RPP?

All active-duty Service Members are eligible, either accompanied or unaccompanied, with a minimum of 180 days remaining prior to EAS and PRD and in receipt of BAH.

How do I get approved for RPP?

The Service Member must provide a completed RPP Housing Application and any supporting documents to the MHO. The Service Member must have a minimum of 180 days remaining prior to EAS and PRD. The Service Member must complete a counseling session in person or over the phone with the MHO. When counseling has been completed, the Service Member will receive a letter of eligibility, which is presented to the Landlord, authorizing participation in the RPP.

I am currently in a lease; when can I get into RPP?

It is up to the individual management companies to release a Service Member from their current lease to participate in this program. The Service Member can participate in the RPP at the end of the original lease term by signing a new lease. If the Service Member decides to participate in the RPP, the Landlord must refund the difference in security deposit within 30 days. Rent would be the negotiated RPP rate.

Can I enter into an RPP lease with roommates?

Service Members may enter into an RPP lease with roommates. All Service Member roommates must complete the RPP Addendum. Additionally, each Service Member must complete all RPP requirements and be aware of their rights and responsibilities under the Service Members Civil Relief Act (SCRA).



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Are RPP properties inspected?

All RPP properties have been inspected for adherence to the program requirements by the MHO. Additionally, the Service Member and Landlord are responsible for doing a move-in and move-out inspection. Contact your MHO for information and inspection forms at 252-466-5252.

How do I pay rent?

The Service Member must initiate rent payment by allotment via the MHO.

What happens after my lease expires?

After the initial term of the lease has expired, the Service Member may continue under the RPP on a month-to-month basis or may sign a new lease.

What happens if I receive orders during my lease?

If the Service Member receives orders in excess of 90 days and is transferred from their current permanent duty station (per the SCRA guidelines), the Service Member may terminate the lease before the end of the lease period under the military clause. The Service Member must present a copy of their orders to the Landlord along with a 30-day written notice.

What happens if I break my lease outside of the SCRA?

A Service Member is bound by the lease and provisions for all other types of termination apply.

What if I have a problem with the Landlord or property?

The Service Member may contact the MHO directly if they are having difficulty resolving a problem with the RPP lease, RPP property or other Landlord/Tenant dispute. The MHO will perform Issue Resolution Services as an independent third party.

Additionally, the MHO will monitor the number of valid complaints related to a Landlord. In the event a Landlord receives three valid complaints that are not corrected in a timely manner, the Landlord will be removed from RPP.



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Definition of Common Terms

Administrative Fees/Application Fees: Additional fees that are collected by a Landlord, but do not apply towards rent. These fees are not allowed as part of the RPP.

Background Check: May include a criminal background check, work history and rental history, but may not include a credit check.

Credit Check: A search of a person's credit history, usually a credit score.

Reservation Fee: A deposit of up to \$250 collected by the Landlord to hold housing for an applicant. This fee must be put towards the first month's rent. This fee will be returned in full if the Service Member does not qualify for the housing. The fee will be forfeited if the Service Member qualifies for the housing but does not accept.

Surety Bond: Purchased for a small fee from a third party, it guarantees the landlord payment of any damages at the end of the lease. Surety bonds are usually a small fraction of a security deposit, alleviating the burden of coming up with a full security deposit (often 1-2 months rent) prior to move-in. The fee from a surety bond is not returned at the end of a lease.