

Moving Out of the Dorms

Requirements and Considerations

Peterson AFB, Colorado Springs

The day has come when you can move out of the dorms. Great! However, are you ready financially? Let us see what is required and what you have to consider:

- Requirements:

- **Contact the Peterson AFB Airman & Family Readiness Center Personal Financial Manager at 719-556-6141 to complete a Spending Plan or Budget before you can move out.**
- **Contact your First Sergeant regarding approval to move.**

- How much you can afford and other Considerations?

- You will likely have to pay a deposit for the apartment and utilities.
- You may have to pay moving-in costs such as first and last month's rent and/or utility deposits.
- There may be other expenses.
- Is it furnished? How about curtains, cleaning supplies, groceries?
- Consider purchasing Renter's Insurance to protect your belongings. This cost averages from \$15 - \$30 per month. Research for best price.

- **Do you have transportation?** You will now likely have to drive much further to work. You may have to purchase a vehicle if you do not already have one. You will be spending more on gas and more wear and tear on your vehicle. You will now be driving longer in bad weather like snow and ice.

- **Decide if you need or want a roommate:** Many understand life is cheaper when you can share the expenses. This is true; however, you need to see if you are compatible to live under the same roof. You may be a stickler for cleanliness and they may not be, or you may like quietness and they may like loud music and many visitors. Can both of you be on the lease or rental agreement so your roommate does not walk away and leave you with all the bills?

- **Is your apartment or home in a safe location or area?** Your safety and your home safety is very important.

- **How Do I Pay the Rent?** This varies from apartment to apartment and from property owners to property owners. Most apartment complexes will have some form of online payment for rent. However, ask if there are any additional costs/fees for paying online. Some apartments tack on additional fees for online payments.

- **Will My Rent Ever Go Up?** You should ask about any potential price increases that could be coming when you renew your lease.

- **What Are My Lease Terms and is there a Military Clause?** Month to month, 6-month or 12-months. Understand that most rents go up at lease end (upon renewal). You want to protect yourself if you receive PCS, Deployment or Separation Orders.

- **What Utilities Are Included and How Do I Pay Them?**

- Property owners will often cover utilities like water and garbage with the rent cost. The tenant usually pays gas, electricity, and heating costs. However, this varies apartment-to-apartment. Find out what utilities are covered in your monthly rent, and what you will be personally responsible for.

- To get an estimate of expected utility costs, ask the property manager what a tenant in a similarly sized unit typically pays for utilities. You can also ask current or previous tenants what they have paid in the past to get a better idea. Alternatively, contact the utility providers and see if they could give you an estimate.

- **What Changes Can I Make To The Apartment?** Want to load your new home up with your favorite wall art, or paint the walls to something more your style? You are going to have to go through the property owner first. If you want to add a personal touch to your apartment, check and see what is allowed before signing the lease.

- **What Is The Parking Situation?** You do not want to be circling around the building looking for parking. Find out if the apartment comes with parking options. Parking could be included in the rent or an additional cost. There may be options for covered parking spots, which are typically more expensive than a non-covered spot.

- **How Do Maintenance Requests Work?** You never know when the need for an immediate emergency repair may arise. Find out how the property owner handles these requests. Nobody wants to deal with a broken furnace on a cold winter day. Check to see if maintenance is available 24/7 and what the typical turnaround time is for repairs.

- **What is Their Pet Policy?**

- Is the building pet-friendly. Then, clarify what pets are allowed. Many property owners have certain breed restrictions for dogs, so make sure to get your breed cleared.

- Most apartments will require either additional monthly pet rent, a one-time pet fee, or a pet deposit. Figure on other pet expenses such as food, shots and other vet bills. Consider pet insurance, but do your research first.

- Consider what you will do with your pet if you PCS, TDY or deploy.

- **What Is The Guest Policy?** Having visitors should not be an issue, but your friend's stay might be limited. Some guest policies are stricter and property owners may want your visitors to sign in and not stay for longer than two weeks. Others will be more lenient. The details should be covered in your lease agreement. Guest parking needs to be discussed as well.