



**The rental market here in Miami is tough
– for both the owner and the renter.**

A great way to side step pitfalls of renting is to use the Army's "Set Aside" program to rent to American Service Members. Owners and tenants alike receive preferential treatment designed to protect the landlords' interests while providing quality, safe and affordable housing to America's Bravest.

Often the relationship between owners and renters is adversarial, with each party feeling the need to protect themselves from the other. The "Set Aside" program overcomes this problem by providing the Army Housing Office to facilitate the transaction and ensure both party's interests are protected and their concerns are addressed.

There is no cost to the homeowner and the Service Member renter pays just a monthly \$4 fee to process the rent payments. The Service Member agrees to have rent deducted from their pay – even before they get it. The homeowner agrees to waive the security deposit and last month's rent in exchange for the guaranteed rental payment and security of having the Army Housing Office monitor rent payments and ensure any damages are paid at the end of the lease. In fact, the Army Housing Office will even help find the homeowner a new Military tenant when the current one leaves!

The process to sign up for the Set Aside Program is fast and easy. Once the service member has found a property and the landlord is willing to participate in the program, housing inspects the property and obtains information from both the landlord and the service member to enroll them in the program. Housing processes the paperwork and both the service member and landlord are enrolled.

Look at some of the benefits to the homeowner when they rent to a service member under the Set Aside Program:

- Military are generally good renters and used to leaving "quarters" in good condition.
- All military have undergone background checks (most in Miami have security clearances), guaranteeing a renter of good character.
- Service members have a steady job with no danger of unemployment because of a failed business or economic downturn.
- There is no danger of the renter leaving without trace.
- Service member is better able to pay rent because of their housing allowance.
- No late or missed rent payments. The Government Finance Office deducts rent money from service member's pay and sends it to a contracted bank for direct deposit to owner's U.S. account.
- Owner has security of a 2-3 year lease.
- Government Housing Office will assist owner to find another service member renter when current occupant leaves. This means minimum vacancy and no advertising costs.
- Army Housing Office is available to assist with any issues that come up.

Benefits for the Service Member:

- Don't have to worry about rent - payments are made automatically.
- Does not have to come up with last month's rent or security deposits.
- Government Housing Office provides information and assistance with rental issues.

To speak with the Set Aside Program Manager just call Teresina Monroe, phone: 305-437-2656, email: Teresina.Monroe@hq.southcom.mil .