

# LINCOLN MILITARY HOUSING

August 26<sup>th</sup>, 2010

Dear Stuart Mesa Residents,

It is with great pleasure that Lincoln Military Housing announces a change to our concession program with the approval of Headquarters Marine Corps and MCB Camp Pendleton Command. Effective September 2010 rent:

- All **3 bedroom\*** homes will receive a **\$350 concession**
- All **2 bedroom\*\*** homes will receive a **\$400 concession**

\*If you currently receive a \$200 concession, the increase will be reflected in the **October 2010** check since rent is paid in arrears.

\*\*If you received a \$500 gift card in August 2010 and you live in a two bedroom, your concession will not be effective until October 2010 rent. Those checks will be ready to be picked up in November 2010.

The \$500 gift card incentive will no longer be offered to residents for signing a new lease or for renewing leases.

In order to qualify for the concession, all residents **must** come to the leasing office to sign a concession/discount acknowledgement and agreement **before September 15<sup>th</sup>, 2010**. Both the service member and spouse must sign the form. If the service member is not available, spouse can come in with Power of Attorney.

Since rent is paid in arrears, concession checks will be issued approximately three weeks after rent payment is received by Lincoln Military Housing. The first concession checks will be issued in **October 2010** for existing and new residents.

If resident moves out before the end of any month, **no** concession check will be issued for that month, and if a new resident moves in after the first of the month, they will not be eligible for the concession until the following month. This is covered in the concession/discount acknowledgement form residents sign before receiving the concession.

The concession is driven by many factors, including existing Basic Allowance for Housing (BAH) rates, future increases or decreases in BAH rates, and the overall condition of the housing market outside of the base. Lincoln Military Housing has the right to continue this concession as long as the market data supports this decision, and also has the right to reduce the concession with a minimum of thirty (30) days notice to the residents, unless the resident is still on the term lease. If this is the case, the change would take effect at the end of the lease term.

Please contact your Stuart Mesa district office at 760-430-0694 if you have any questions about this program.

Thank you,

Lincoln Military Housing Management Team