



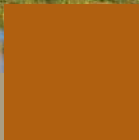
A Hunt Military Community™

514 Falcon Avenue
PAFB, FL 32925
Phone: 321-613-3810
321-779-9785

patrickleasing@huntcompanies.com

www.patrick-family-housing.com

www.facebook.com/PatrickFamilyHousing



Patrick AFB is the home of the 45th Space Wing. It is the Wing's mission to assure access to the high frontier and to support global operations. Patrick AFB is located in Satellite Beach nestled between Cocoa Beach and Indian Harbor Beach. Two out of the three housing areas at Patrick Family Housing offer two different floor plans. On base, two, three, and four bedroom townhomes are available in the Oceanside neighborhood along with two and three-bedroom single story ADA homes.

The River's Edge neighborhood consists of three and four bedroom townhomes and three and four-bedroom single story ADA homes. All the homes located off base in the Pelican Coast neighborhood are three and four-bedroom single family homes with approximately 10% being single story ADA homes. Patrick Family Housing homes are less than 20 years old.



Hunt is a leading national real estate Services Company headquartered in El Paso, Texas. Deeply focused in its core areas of public private partnership, military housing, community development, real asset investment management and multifamily housing, Hunt is dedicated to building values through development, investment and management.

Founded in 1947, Hunt is firmly rooted in a legacy of leadership, integrity, and trust. For over 40 years, the company has focused on quality of design, construction, and development of military housing for the various branches of the United States military across the continental U.S., Hawaii and Alaska.

With over 36,000 housing units spread across 30 projects, Hunt prides itself on providing our Service Members and their families with a civilian-comparable, high-quality residential living experience. Visit www.huntcompanies.com to learn more about Hunt, its heritage and commitment to values that build.



www.huntcompanies.com

DEVELOP. INVEST. MANAGE.



PROPERTY FEATURES

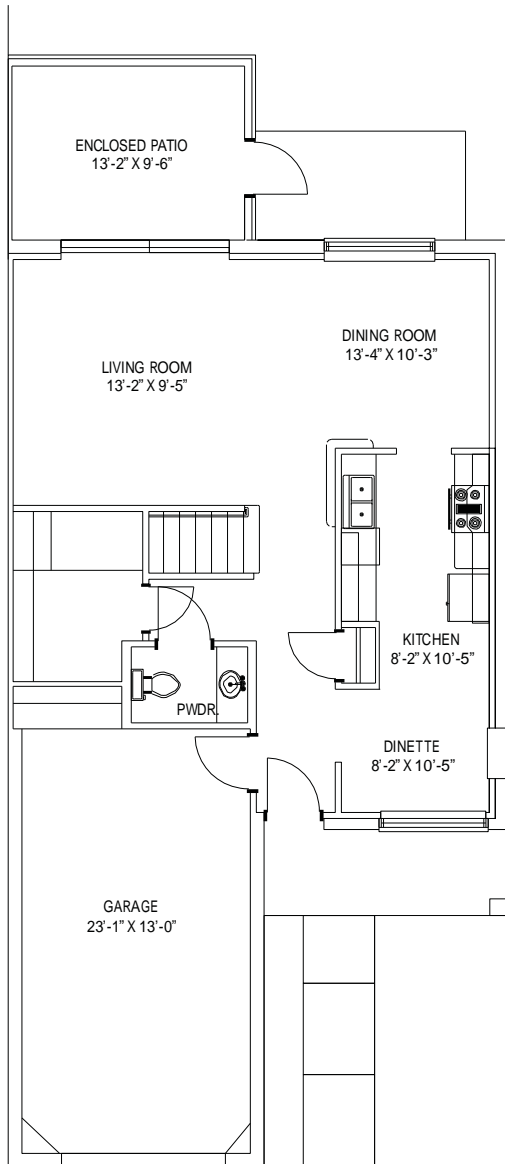
- 2, 3 and 4 bedroom homes with attached garages
- Choice of flooring if available Laminate/Carpet
- 24-hour gated security on base
- Resident events
- Sense of community
- Lawn care provided
- Water and sewer included
- Trash and Pest Control included
- 24-hour maintenance
- 100% customer service
- Playgrounds
- Tennis courts
- Basketball court
- Piers
- Pavilions with BBQ grills
- Walking trail / Bike Trail
- Golf course
- Dining facility
- Bowling alley

HOME DESCRIPTION

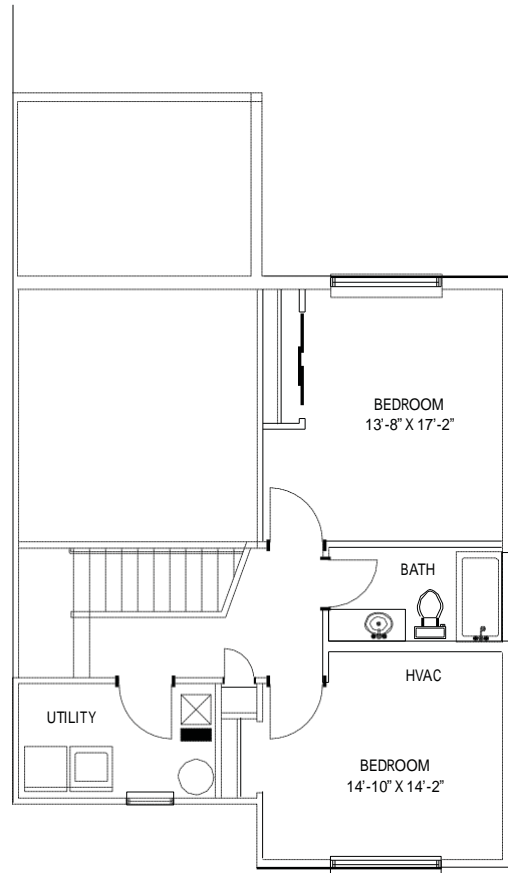
- Number of homes – 616
- End State - 616

SPECIAL PROPERTY PROGRAMS

- Deployed Mows
- Monthly Resident Events
- Community Information Meetings (2 per year)

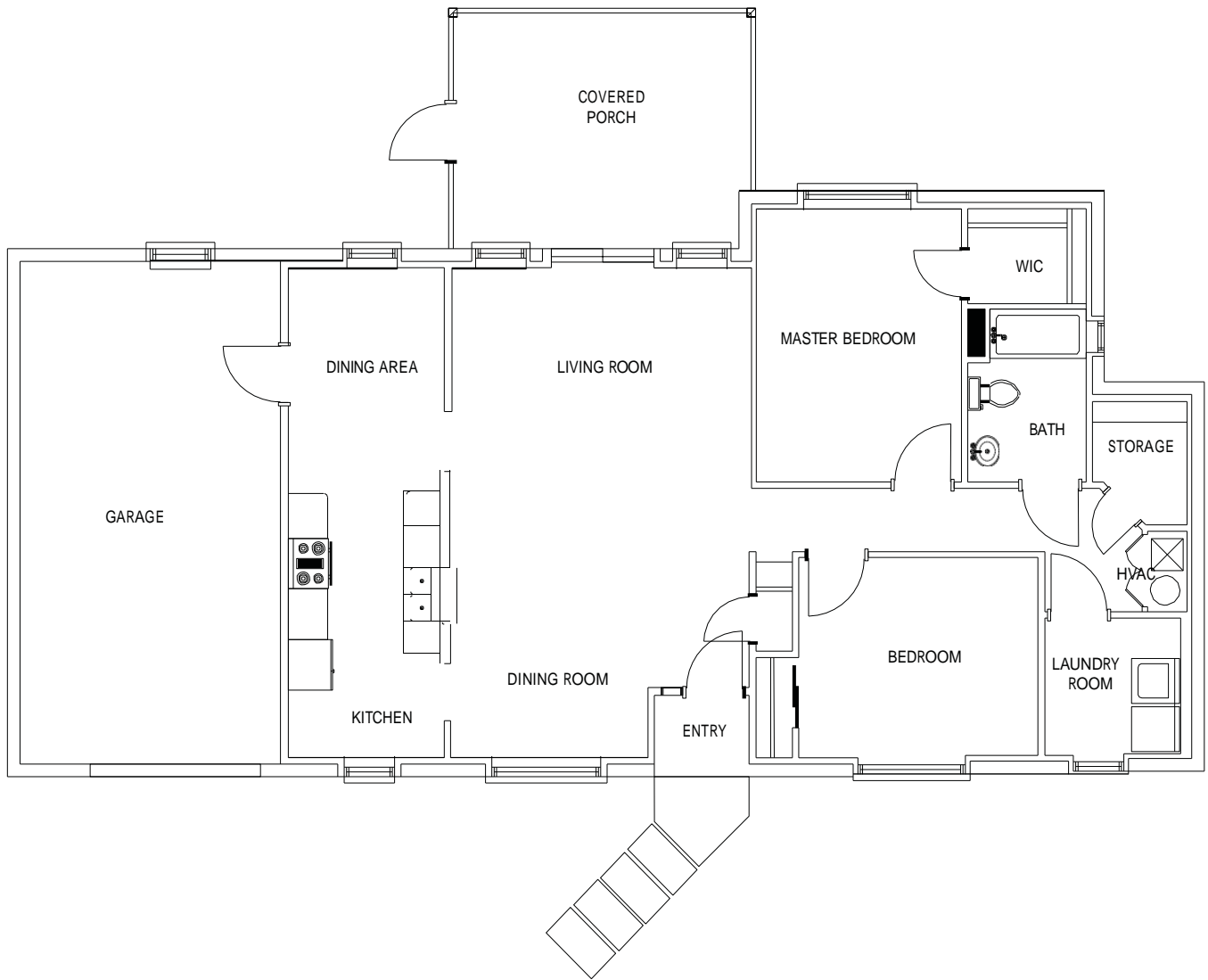


FIRST LEVEL

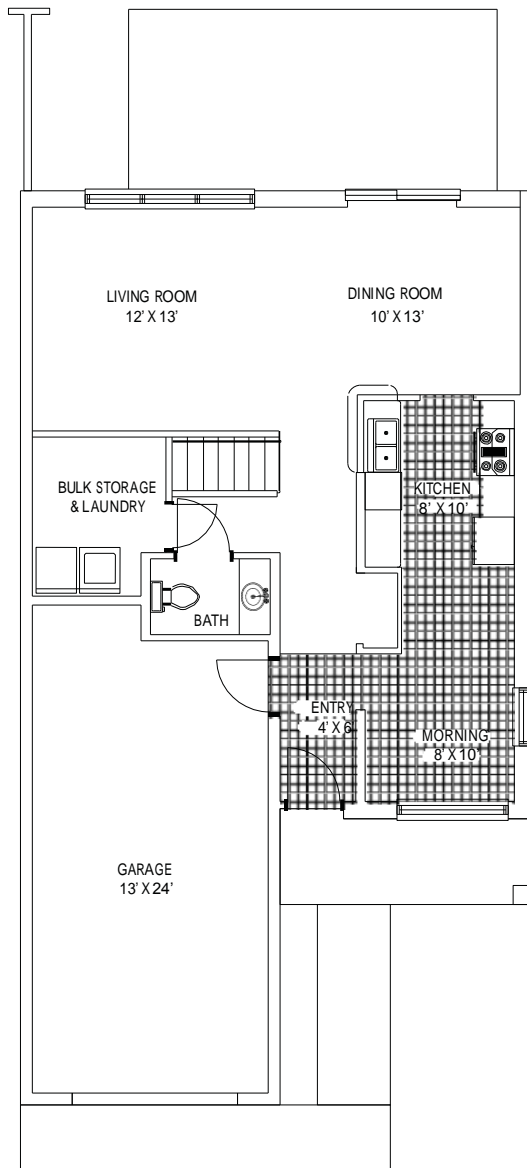


SECOND LEVEL

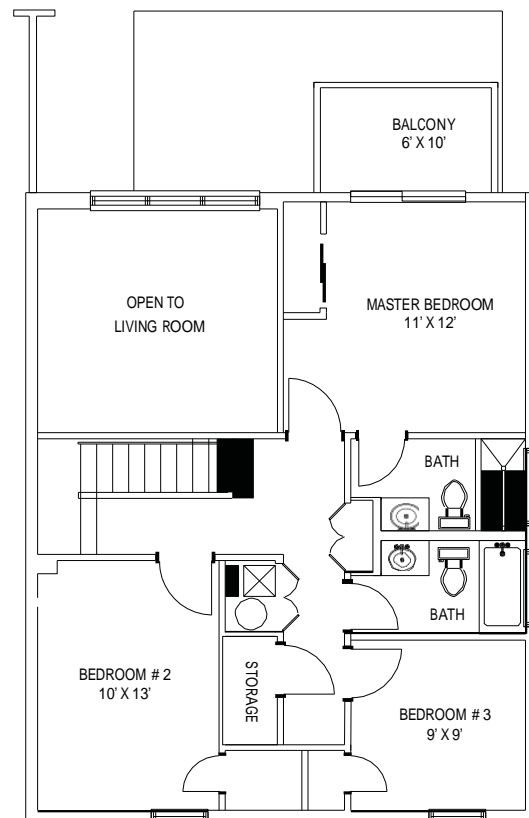
* All Square Footage Is Approximate
Floor Plans are a Sample of Available Floor Plans



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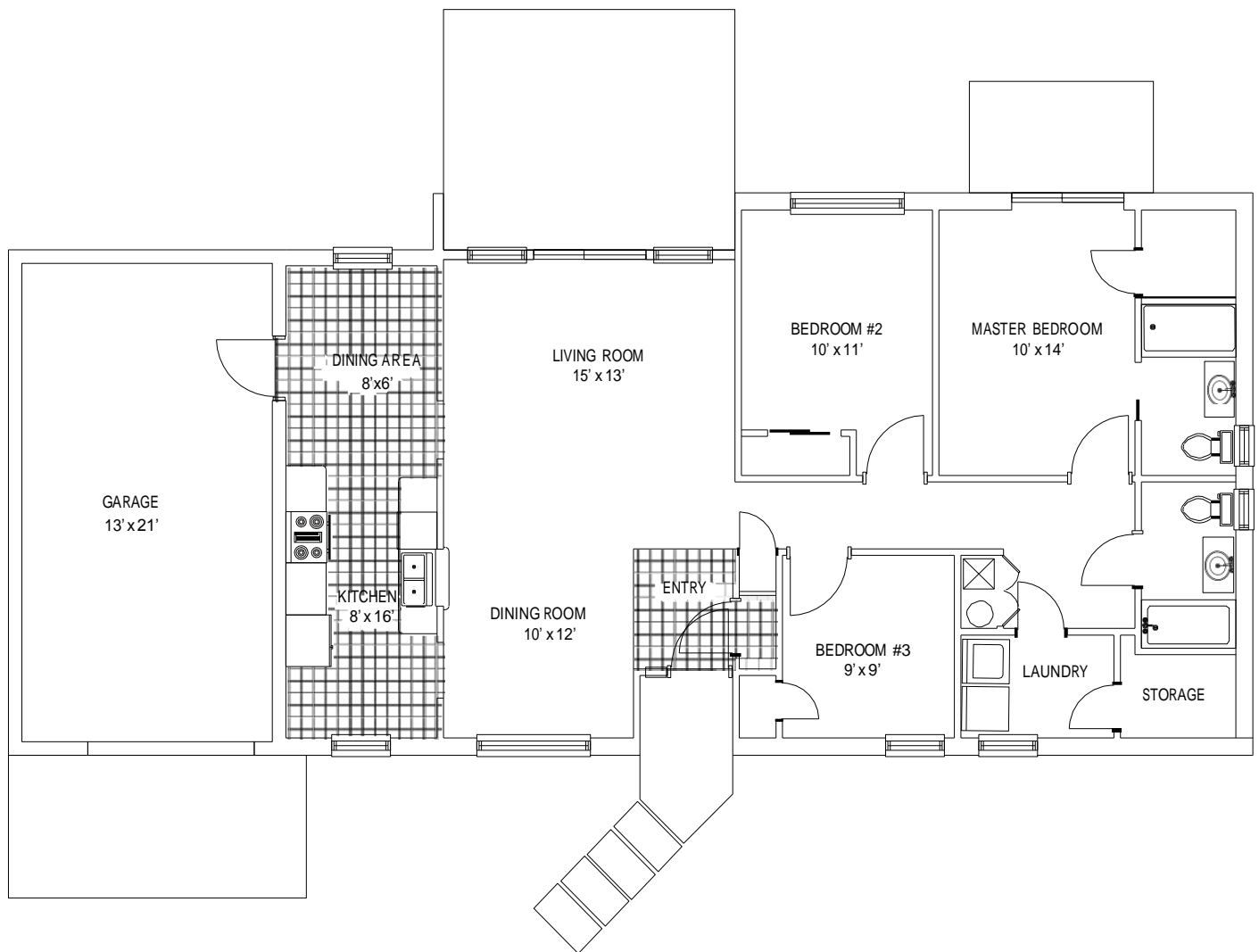
FIRST LEVEL



SECOND LEVEL

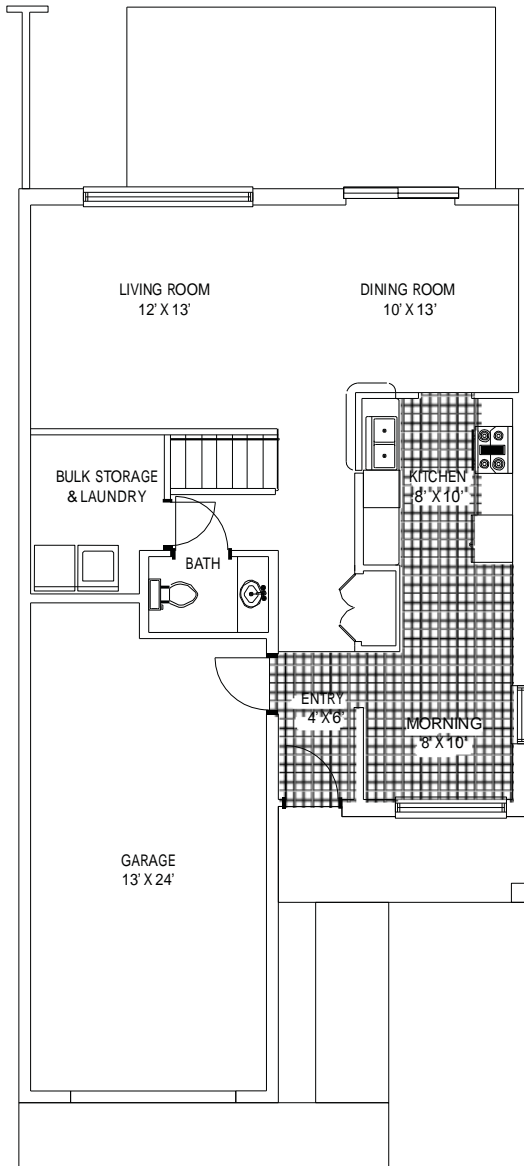
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Floor Plans are a Sample of Available Floor Plans

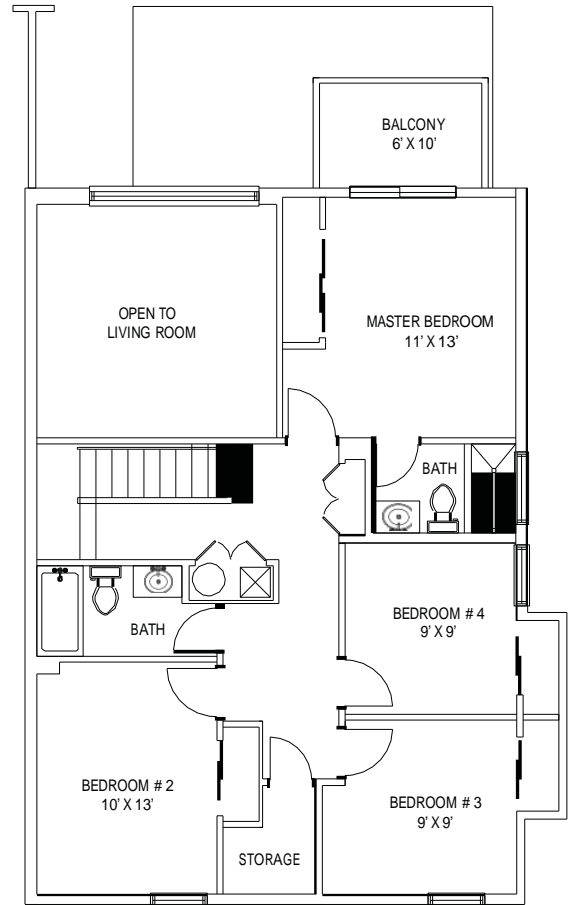


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Floor Plans are a Sample of Available Floor Plans



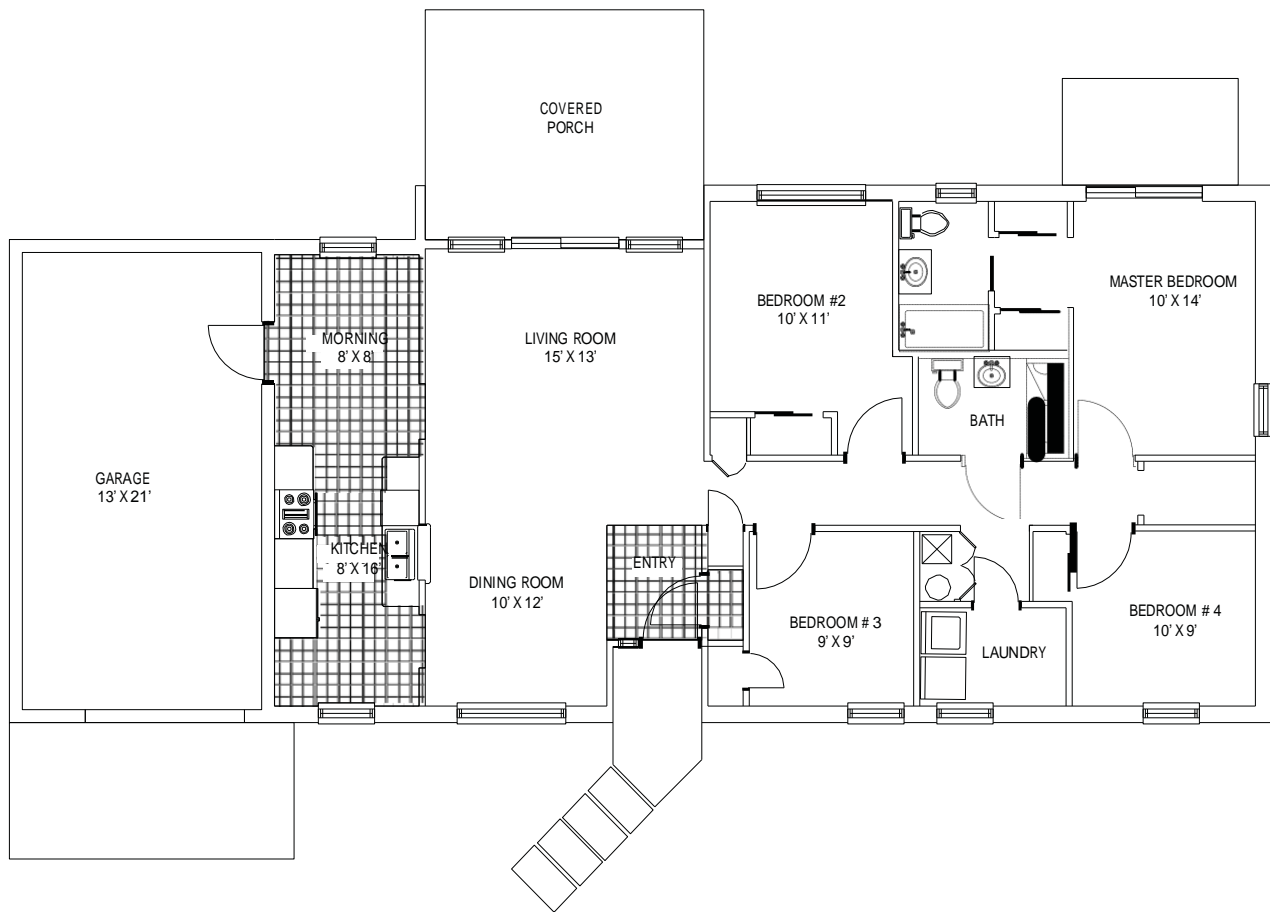
FIRST LEVEL



SECOND LEVEL

* All Square Footage Is Approximate

Floor Plans are a Sample of Available Floor Plans



* All Square Footage Is Approximate
Floor Plans are a Sample of Available Floor Plans



PATRICK FAMILY HOUSING PROSPECT INFORMATION FORM

Patrick Family Housing has 3 housing communities:

River's Edge – 3 and 4 bedroom townhomes

Oceanside– 2, 3 and 4 bedroom townhomes

Pelican Coast – 3 and 4 bedroom single-family homes (most are 2-story) –These homes are only available for Full-Time (365-days), Active-Duty Military Members, E-5 and above accompanied, and assigned to PAFB or Cape Canaveral Air Force Station (AFS)

Housing Communities Located On Base:

On Base Housing is available for Active-Duty Military Members and Non-Military Members with base access

- The majority of the homes are townhomes and are either in a 2- or 4-plex
- All have a single-car garage
- All are unfurnished and include the following appliances; Stove, Refrigerator and dishwasher. Water, sewer, trash, pest control, renter's insurance, and lawn care of any unfenced area are included.
- The majority of these homes have gas stoves, and include gas and electric dryer hook ups

Pelican Coast – Housing Community Located Off Base

Pelican Coast Housing is available for Full-Time (365 days), Active-Duty Military Members, E-5 and above accompanied, and assigned to PAFB or Cape Canaveral AFS. These homes are all rank specific.

- All are single-family homes, most are 2-story
- All include a screened-in patio and a fenced-in backyard (lawn care within the fenced-in areas is the resident's responsibility)
- If an applicant for Pelican Coast is currently living on base, they are eligible for transfer to Pelican Coast once they are within 60 days of their lease expiration and meet the Pelican Coast housing criteria. There is a \$750.00 transfer fee if your lease has expired or one months' rent fee if you are in an active lease.

Single Story ADA Homes

Patrick Family Housing does have some single-story ADA homes. These homes are reserved for persons with a disability, dependents with a disability and/or wounded warriors.

All Active-Duty Military Members will be set up on Arrears pay through MAC Allotment. All Non-Military will pay rent up front. There is a non-refundable pet fee of \$100 per pet for both Active Duty and Non-Military Members

All applicants must receive a Referral Letter from the Housing Management Office (HMO) prior to being assigned a home and prior to being placed on the waiting list, if no home is available.

The Non-Military application process takes 24 – 48 hours to complete once we have all required information. The non-refundable application fee for anyone over the age of 18 is \$50.00 per person and must be paid by money order or cashier's check only. Once the application and application fee have been submitted, we will run the credit and background check. Upon unconditional approval of the application, the applicant will be required to pay a \$250 Security Deposit for the home and if there are pets, a \$250 per pet deposit. The max allowable pets are two per household. Breed restrictions apply.

Prospect Initials

Employee Initials



Military Application Requirement

- Completed Application – No Application fee or security deposit required
- Copy of Orders and DEERS if dependents do not reflect on orders
- Copy of Driver License
- Completed 4422 and Permanent Party Resident Form prior to signing lease (All prospects are required to have a referral from our Military Housing Office)

Non Military Application Criteria

- Completed Application – Application Fee of \$50 per individual 18 and older must be money orders or cashier checks.
- Income requirement – 3 times the net rent i.e. rent is \$999 x 3 = \$2,997.00 to qualify
- Credit – Must pass credit criteria from resident screening, Inc.
- Criminal Background Check – Must pass complete Lifetime background check from resident screening, Inc.
- Identification Requirement – Valid Driver License, Visual SS Card Check, Proof of Income (One Month), Proof of Base Access or Approved Badging Process.
- Signed Acceptance Letter - security deposit of \$250 upon approval plus pet deposit of \$250 and \$100 non-refundable pet fee per pet up to 2 pet's maximum (restricted breeds not allowed) must be money orders or cashier checks.
- Complete 4422 and Permanent Party Resident Form prior to signing lease. (All prospects are required to have a referral from our Military Housing Office)

11JUN14



OFFICE LOCATIONS & CONTACT NUMBERS

Oceanside & River's Edge Leasing Office

514 Falcon Avenue
(Military Housing Office)
321-613-3810

Pelican Coast Leasing Office

(Welcome Center)
453 Shrike Drive
Satellite Beach, FL 32937
321-779-9785

Maintenance Office

5446 Stormy Lane
Patrick AFB, FL 32925



Brevard County School Contact: 321-631-1000

For special needs students: 321-633-1000

<http://www.brevard.k12.fl.us>

Patrick Air Force Base River's Edge & Oceanside neighborhoods:

K-6th grade Roosevelt Elementary Cocoa Beach FL..... 321-868-6660
7th- 8th grade DeLaura Middle School Satellite Beach FL..... 321-773-7581
9th-12th grade Satellite Beach High School Satellite Beach FL.... 321-779-2000

Fax 321-773-0703

Pelican Coast South Housing:

K-6th grade Holland Elementary.....321-773-7591
7th-8th grade DeLaura Middle School.....321-773-7581
9th-12th grade Satellite Beach High School.....321-779-2000

Fax 321-773-0703
