



NSA Naples Housing Service Center (HSC) Changes to Economy Housing Factsheet

What Changes Can Personnel Expect?

- Starting in Fall 2024, personnel that executed private lease agreements for renting on the economy through the NSA Naples HSC before 10 June 2024 will execute amendments to their lease agreements.
- The amendments will modify two clauses, including the “Security Deposit” and “Arbitration” clauses.
- The amendment to the Security Deposit clause will require tenants to provide their security deposit directly to the landlord, as opposed to having the security deposit held by NSA Naples at Community Bank.
- Prior to executing the amendment, the HSC will provide tenants with an Acknowledgement Form, whereby tenants will acknowledge that their security deposit will be electronically transferred to their respective bank account, and that they must transfer the deposit to their landlord within five (5) days of signing the lease amendment.
- Once the tenant signs the Acknowledgement Form, the HSC will provide the tenant and the landlord with the lease amendment for execution.
- Once the parties execute the amendment, the tenant will electronically receive the security deposit funds from Community Bank.

Why Are These Changes Occurring Now?

- For decades, the HSC has used a model lease for U.S. & NATO personnel renting on the economy in the Naples area.
- The model lease required that security deposits be held by NSA Naples. The deposits are held on behalf of the landlord and tenant for return at the end of the tenancy.
- Per direction from CNIC and the Regional Commander, EURAFCENT will begin the process of returning security deposits currently held by NSA Naples back to tenants.

When will this process begin?

- Tenants and landlords will be provided with lease agreement amendments on a rolling basis through 2025.
- Tenants should expect to be contacted by the NSA Naples HSC over the next year.

What if there are discrepancies regarding deposits and/or property damage?

- Discrepancies regarding security deposit amounts and/or damages resulting from the tenancy will be resolved at the end of the lease term. The full security deposit initially provided to the HSC will be transferred to the tenant, who will then transfer the same amount to the landlord.
- If you have a complaint regarding the current status of your lease or rented property, contact the NSA Naples HSC for information on issue resolution at: DSN: 629-4285/4286; COMM: 081-811-4285/4286.

What if a landlord refuses to execute the lease amendment?

- If a landlord refuses to execute the lease amendment, the tenant may terminate the lease contract in accordance with the terms of the lease (usually this includes providing 30 days’ notice to the landlord).
- The landlord may be placed on an “Off-Limits” list, as directed by the NSA Naples Commanding Officer. If placed on an “Off-Limits” list, personnel using the HSC to rent on the economy are forbidden from renting from the respective landlord.

What if a tenant refuses to execute the lease amendment?

- A community landlord may contact the NSA Naples HSC in an attempt to resolve the issue.
- An HSC counselor may accept complaints from community landlords to facilitate a solution with authorized personnel (i.e., tenants who have a private residential lease in the HSC system).
- The commanding officer of the tenant’s command will be contacted to effectuate the lease amendment.

What if a tenant does not provide the landlord with the security deposit?

- If a tenant refuses to provide the funds to the landlord within five (5) days of receiving the deposit from NSA Naples, the landlord has all remedies available to them under local and national law, including the Fair Rent Law.