

Compliance with the SCRA

Guidelines for Early Termination of Leases under SCRA

Servicemembers must be permitted to terminate their leases where

- ✓ One or more lessees enter military service
- ✓ One or more lessees receive military orders for a permanent change of station or to deploy with a military unit, or as an individual in support of a military operation, for a period of not less than 90 days

Eligible servicemembers may terminate their leases any time after their entry into military service or the issuance date of their qualifying military orders, as the case may be.

When a service member is eligible to terminate their lease under the SCRA

- ✓ The effective date of the lease termination shall be no later than 30 days after the first date on which the next rental payment is due and payable after the date on which the notice of termination is delivered.
- ✓ The service member will not be required to repay lease incentives
- ✓ Any financial charges to be paid upon termination must be related to any unpaid rent owed for the period prior to the effective date of lease termination or excessive damage to the rental unit considered beyond normal wear and tear.



Terms of Settlement Agreement

Designated Agents for UC are employees who have been specifically trained on the protections of the SCRA with respect to residential leases and who are responsible for the intake of and response to servicemembers' inquiries regarding the SCRA.

Designated agents are responsible for accepting terminations of leases and a copy of military orders (to include any notification, certification, or verification from the servicemember's commanding officer), or other document prepared exclusively by a branch of the military or the Department of Defense demonstrating that the lessee is eligible for lease termination, including by hand delivery, private business carrier, U.S. Mail, or e-mail.

UC's list of designated agents is as follows:

Tonya Johnson	Leasing Consultant	tjohnson@mcguiredixuc.com	(609)723-4290 x 256
Terra Riddick	Leasing Consultant	triddick@mcguiredixuc.com	(609)723-4290 x 269
Analyn Smith	Leasing Consultant	asmith@mcguiredixuc.com	(609)723-4290 x 255
Cody Brown	Leasing Consultant	cbrown@mcguiredixuc.com	(609)723-4290 x 262
Rebekah Amburg	Leasing Consultant	ramburg@mcguiredixuc.com	(609)723-4290 x 275
Robert Mueller	Business Manager	rmueller@mcguiredixuc.com	(609)723-4290 x 270
Krista Hendrickson	Leasing Director	khendrickson@mcguiredixuc.com	(609)723-4290 x 259
Chris Parker	Resident Relations Manager	cparker@mcguiredixuc.com	(609)723-4290 x 258
Greg Belza	Property Manager	gbleza@mcguiredixuc.com	(609)723-4290 x 252