



THE JBSA JURIST

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LANDLORD TENANT ISSUES AND THE SCRA

Servicemembers are a mobile people who seldom stay in one state. Both the Servicemember's Civil Relief Act (SCRA) and the Texas Property Code allow servicemembers to terminate a residential lease without facing any penalties for early termination, but only if they enter active duty after signing the lease, or they sign the lease while on active duty and then receive orders for a PCS or deployment for 90 days or more.

- **In order to properly terminate a lease, two documents must be delivered to your landlord:**

- (1) a written notification of your intent to terminate the lease; and**
- (2) a copy of your military orders.**

Your lease will not terminate automatically. It will terminate **30 days after the next rental payment is due**. That means, you'll have at least one more rental payment due prior to your lease termination. Therefore, you must plan ahead.

- **What you should do.**
 - Read your entire lease agreement, as well as any attachments, and make sure you understand your obligations and rights under the contract, the SCRA, and the Texas Property Code.
 - Gather all paperwork regarding your lease, your security deposit, pet deposit, requests for repairs, and monthly rental payments. The landlord must refund all advance payment by the 30th day after the effective date of the termination.
 - If you disagree with the landlord's retention of your security deposit, prepare a written response to each charge so that your attorney can assess those charges.
 - Take pictures and video when you move in and out of each residence.
 - Bring all relevant documents and photos with you to your legal appointment.
 - Prepare a list of questions to ask your attorney.
 - More information is also available at <https://aflegalassistance.law.af.mil/lass/lass.html> or through your legal office.

AREA DEFENSE COUNSEL

ADCs are experienced judge advocates outside the local chain of command to allow Airmen completely confidential legal advice for criminal and adverse matters.

Ft Sam Houston: DSN 471-9679

Lackland: DSN 473-2924/2926

Randolph: DSN 487-2274

SPECIAL VICTIMS' COUNSEL

SVCs are experienced, independent judge advocates who provide confidential legal advice to victims of sexual assault. They serve both restricted and unrestricted reporters, help victims understand their legal rights, and explain how the legal process works for processing sex assault claims.

JBSA (LAK, FSH, RND): DSN 473-4748

**PREPARE FOR YOUR
LEGAL ASSISTANCE APPOINTMENT**

LOG ONTO: <https://aflegalassistance.law.af.mil>

Wills & Power of Attorney Powers of Attorney

1. Click on tab "Legal Worksheets"
2. Complete worksheet for documents you wish to have created
3. Save your ticket number, then call the Legal Office for an appointment!
4. Please complete survey online

Legal Assistance

1. Click on tab "Legal Information"
2. If the information you are looking for is not listed, call the Legal Office for an appointment!
3. Please complete online survey!

**TO SCHEDULE AN APPOINTMENT CALL
ONE OF THE OFFICES BELOW**

JBSA-Ft Sam Houston

502 FSG/JA
2422 Stanley Road

*Legal Assistance Primarily by
Appointment*

Walk-in Hours

Tues 0830-1030 All eligible clients
Thurs 0830-1030 Active Duty only

Notary and Powers of Attorney

Mon-Thurs 0730-1630
Fri 0730-1200

**DSN 420-0169
Comm: 210-808-0169**

JBSA-Randolph

502 SFLSG/JA
1 Washington Circle, Bldg 100

*Legal Assistance Primarily by
Appointment*

Walk-in Hours

Tues 0900-1000 All eligible clients
Thurs 0900-1000 Active Duty only

Notary and Powers of Attorney

Mon-Fri 0800-1500

**DSN 487-6781
Comm: 210-652-6781**

JBSA-Lackland

502 ISG/JA
1701 Kenly Ave, Suite 134

*Legal Assistance Primarily by
Appointment*

Walk-in Hours

Wed 0830-0930 All eligible clients

Notary and Powers of Attorney

Mon, Tues, Thurs, Fri 0830-1530
Wed 0830-1230

**DSN 473-3362
Comm: 210-671-3362**



WISDOM - VALOR - JUSTICE