



knox hills

# LEASING GUIDE





knox hills

**KNOX HILLS LEASING  
OFFICE**

41 W. Chaffee Ave.  
Fort Knox, KY 40121

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Monday through Friday  
8:00 AM to 5:00 PM

[www.knoxhills.com](http://www.knoxhills.com)

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# Welcome to Fort Knox



Fort Knox's families are important to us. Those who choose to make Knox Hills their place to call home can expect to be supported by a professional team that is eager to serve our military families.

Knox Hills LLC is a 50-year partnership created between the Department of the Army and Centinel through the Military Housing Privatization Initiative (MHPI). Knox Hills offers more than 2,000 homes designed for family togetherness. Our two communities offer residents their own professional staff, a resident community center, green spaces, walking trails and play areas.



# A Community Beyond Comparison

Living at Knox Hills makes great financial sense! We offer convenience to work, schools, the Exchange, Commissary, and all the important services your family has come to depend on. Take a look at how we compare in value, savings and services.

	Knox Hills	Off-post Communities
Utilities (water, gas, electric, sewer)*	included	\$150 monthly average
Security deposit	No	Equivalent to 1 month of rent
Professional lawn care services	No for active-duty	No (private home rental)
Dependable 24/7 emergency maintenance	Yes	No
Pet-friendly communities**	Yes with small one-time fee	Yes, with large fees and/or additional rent charge
On-site property management team	Yes	No
Multi-purpose community centers with fitness Facilities	Yes	Varies
Resident events and activities	Yes	No

\*Up to baseline. Residents who stay below baseline receive a rebate check. \*\*Some breed restrictions apply.



# More than a Place to Live

Knox Hills offers the ability to be close to both work and play. A PGA-rated golf course, indoor aquatic center, outdoor splash park, bowling center, a dog park, a boundless playground, sport fields, and a variety of shops and eateries are all located on Fort Knox.

Knox Hills is divided into three communities across the installation. Each community offers quaint neighborhoods and homes that feature traditional and modern details such as open floor plans, Energy Star® appliances, and updated finishes. Click on Our Communities below to learn more or check out our Property Search to find your perfect home!

Knox Hills also offers family-focused amenities including walking and nature trails, playgrounds, sidewalks, fitness centers, and tennis and basketball courts. We have free resident events and programs designed for the whole family to enjoy.



[Our Communities](#) →

[Property Search](#) →

# RESERVE Your New HOME TODAY!

Our friendly leasing team is committed to finding you a home and community that suits your family's lifestyle. We have a variety of home styles in two- to five-bedroom floor plans. The more information you can share with us, the better service we can provide for you and your family.

We offer a variety of ways to apply for a home.

1. **Online:** Access our online application by clicking the Apply Now button.
2. **Walk-In:** Visit the Knox Hills Leasing Office at 41 W. Chaffee Avenue, Fort Knox, KY 40121, to speak in person with one of our knowledgeable leasing consultants. Applications are taken on a walk-in basis during normal office hours.



## Documents You Need

- PCS orders to Fort Knox (RFO is accepted until official orders are received)
- Current DD form 1172 (DEERS enrollment). This is only needed if dependents' names are not listed in the orders.
- Current end of month LES
- Approved Leave Form
- Additional documents may be required. Please call our Leasing Office at 502-799-6550 for more information.

**APPLY NOW!**

# Understanding the Wait List for Military Personnel

## How do I get my name added to the wait list?

The eligibility date for housing at Knox Hills is the date of departure from the last duty station as recorded on Military Form DA31. When Knox Hills receives an advanced application, the member is placed on the wait list in an **Admin HOLD until all documents are received**. The Service Member is NOT eligible to sign for a home until they have out-processed from their prior duty station. New arrivals to Knox Hills wishing to use the “date of departure” from their last duty station as an eligibility date for a home must submit an application within 30 calendar days of arrival. If an application is submitted later than 30 days, the eligibility date becomes the date their rental application was submitted. If a home is not immediately available for a Service Member, their name will be placed on a wait list based on their eligibility date and in accordance with the priorities below.

## How does the wait list work?

The wait list is organized and divided by rank and bedroom requirement. Leasing of homes is conducted using the centralized waitlist. The first eligible Service Member on the list is contacted when a home becomes

available. If a Service Member declines the first home offered, they will maintain their position on the waitlist. If a Service Member turns down a second home, they will remain on the waitlist, but their name will be moved to the bottom of the list. Placement in a particular residential neighborhood at Knox Hills is contingent on rank/grade and bedroom requirements.

## Can I choose the home/neighborhood where I want to live?

Service Members have the option of requesting a home in a specific neighborhood in which their rank/grade qualifies them for, however the request might increase their wait time for a home.

If a Service Member signs a lease for a home off-post due to extended wait times for a qualifying home at Knox Hills, they will be categorized on the Knox Hills wait list as **“LEASE HOLD.”** Their name will continue to move up the list, however a home will not be offered until they are within the timeframe of their off-post home’s lease expiration date unless otherwise notified by the Service Member.

## Wait List Priorities

The order for placement on the Knox Hills wait list is as follows:

### Priority 1

- Key & Essential personnel as identified by Fort Knox policy
- Forced Moves - families currently residing in Knox Hills housing who are forced to move due to renovations and/or demolition
- Priority Medical Moves - as directed via Memorandum from the Deputy Commander of Clinical Services at Ireland Hospital directly to the Leasing Office. (Families must also be currently enrolled in EFMP at Ft. Knox to be eligible).
- Service Members currently on PCS orders to Fort Knox who have signed out of their previous duty station
- Service Members currently stationed at Ft. Knox who are living off post
- Service Members who are deployed or back from deployment and do not have a home on the installation
- All other incoming residents who do not currently have a home on the installation

### Priority 2

- Current Service Members with increased bedroom requirements due to a change in dependent status
- Current Service Members who have received a promotion in rank/pay grade which has caused them to be over-ranked for the current neighborhood of which they reside at Knox Hills
- Current Service Members who are eligible Deployed Spouses Program participants

### Priority 3

- Residents who are requesting to move to another qualifying home on post after the original 12-month lease has been fulfilled on their current home.

# Applying for a Home

## DoD employees, DoD contractor employees and retirees

Knox Hills offers housing to all branches of the military, including military and Federal Civil Service retirees, Federal Agency employees and DoD contractor employees. Houses are leased unfurnished and include basic electricity/gas, water and sewer, trash and recycle pickup, 24/7 emergency maintenance and lawn mowing services. There is a two-pet limit (dogs, cats or combination) with a one-time, non-refundable pet fee (certain breed restrictions apply).

To learn more about our housing for non-active duty personnel, contact our leasing staff.

**Application Screening:** An application fee is charged for appropriate background checks and credit checks.

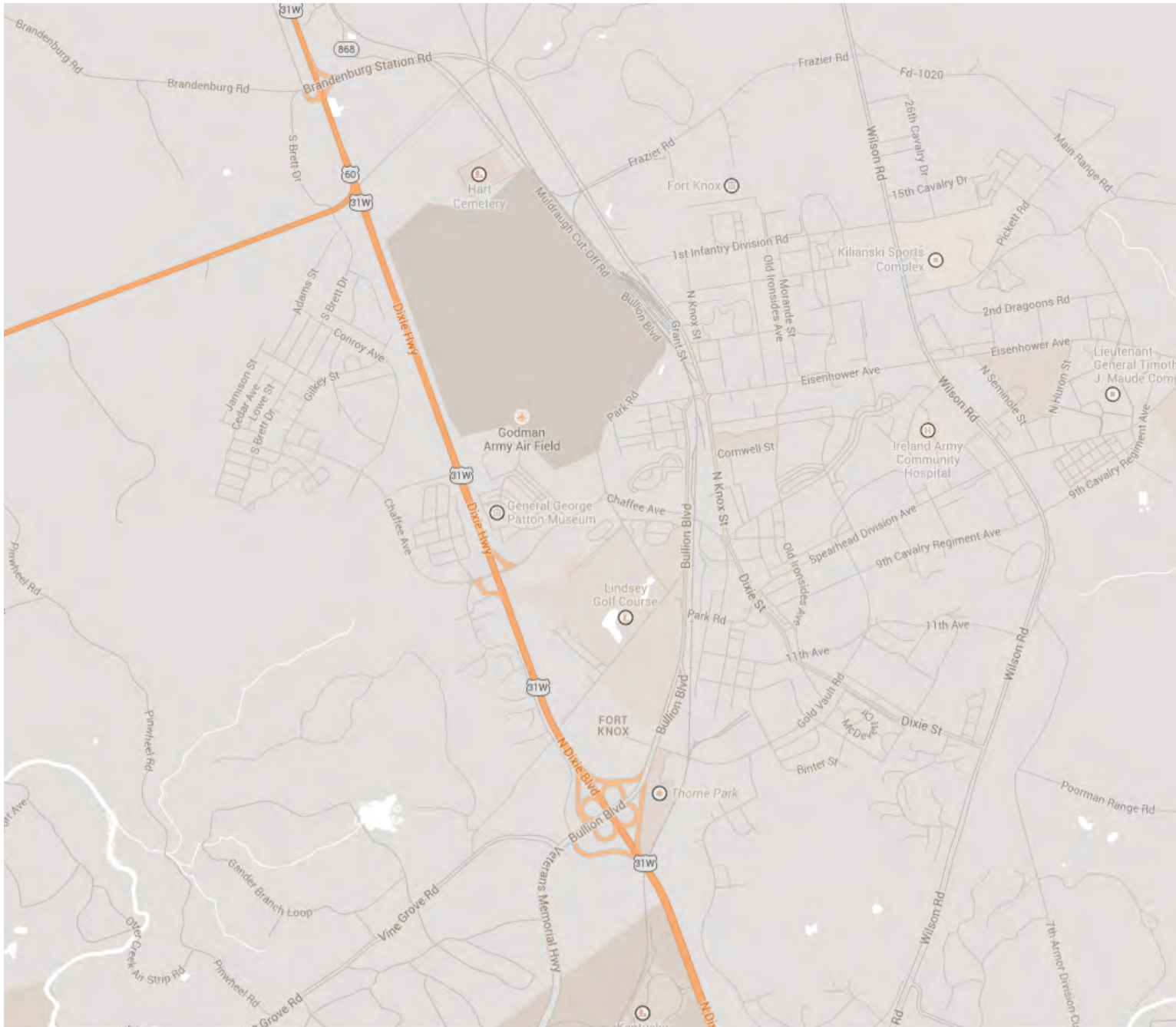
**Lease Term:** The lease term is 12 months with the option to renew for an additional 12 months or extend on a month-to-month basis after the initial term of the lease.

**How to Apply:** Simply contact our leasing office at 502-799-6550, visit our leasing office at 41 W. Chaffee Avenue, or click the Apply Now button on this page.



**APPLY NOW!**

# Map of Fort Knox



## SCHOOLS

- Elementary Schools
- Middle School
- High School

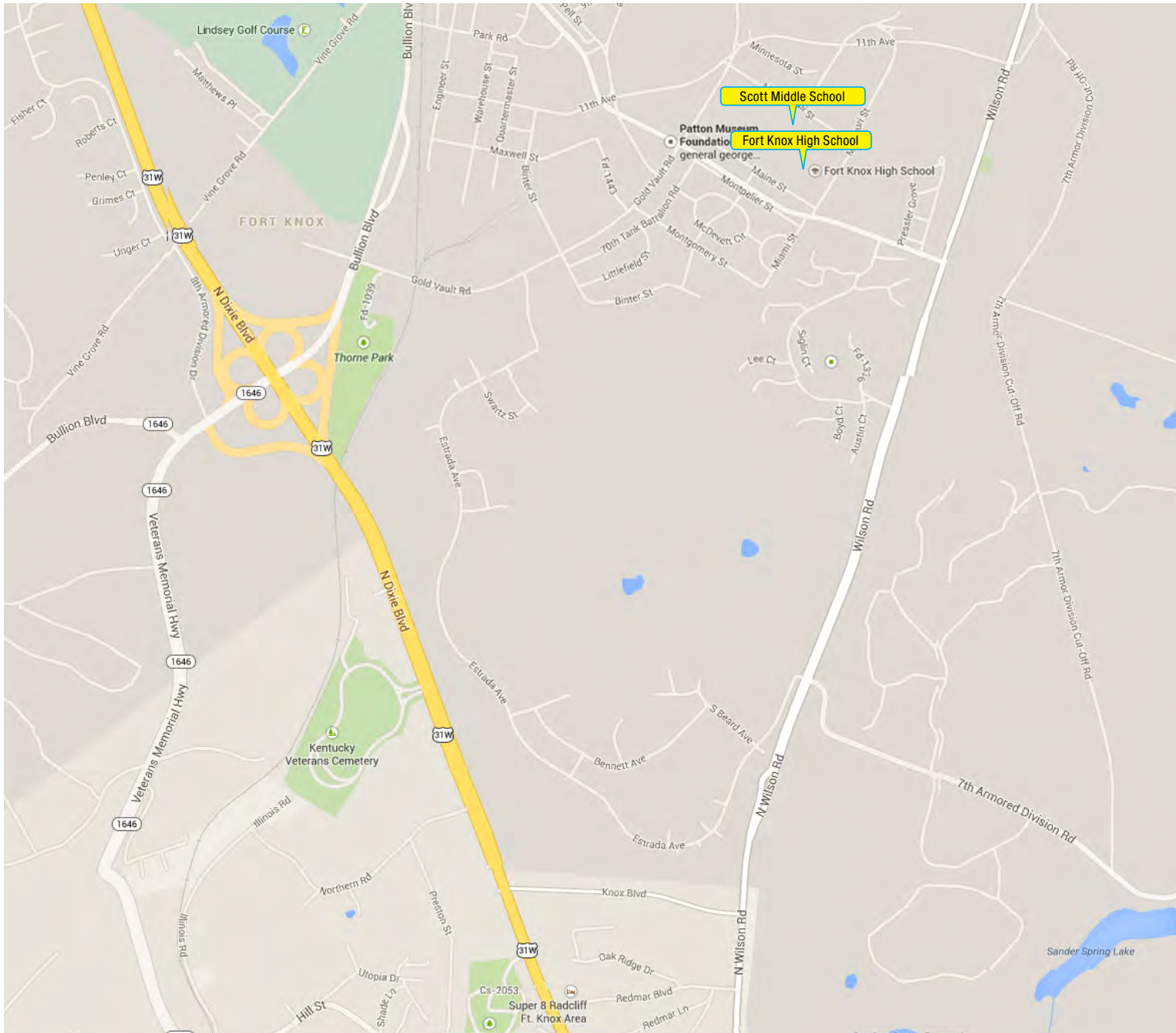
## COMMUNITIES

- Knox Hills Leasing Office
- North/South Dietz
- Oak Park
- Historic

## POST ATTRACTIONS

- Post Exchange
- Commissary
- IHG Army Hotels
- Fort Knox Dog Park
- Ireland Community Hospital
- Child Development Center
- Army One Stop
- Denvers Youth Center
- Anderson Aquatics Center
- Splash park / Miniature Golf
- Lindsey Golf Course
- Houston Bowling Center
- Barr Memorial Library
- Amphitheater/Boundless Playground

# Map of North/South Dietz Community



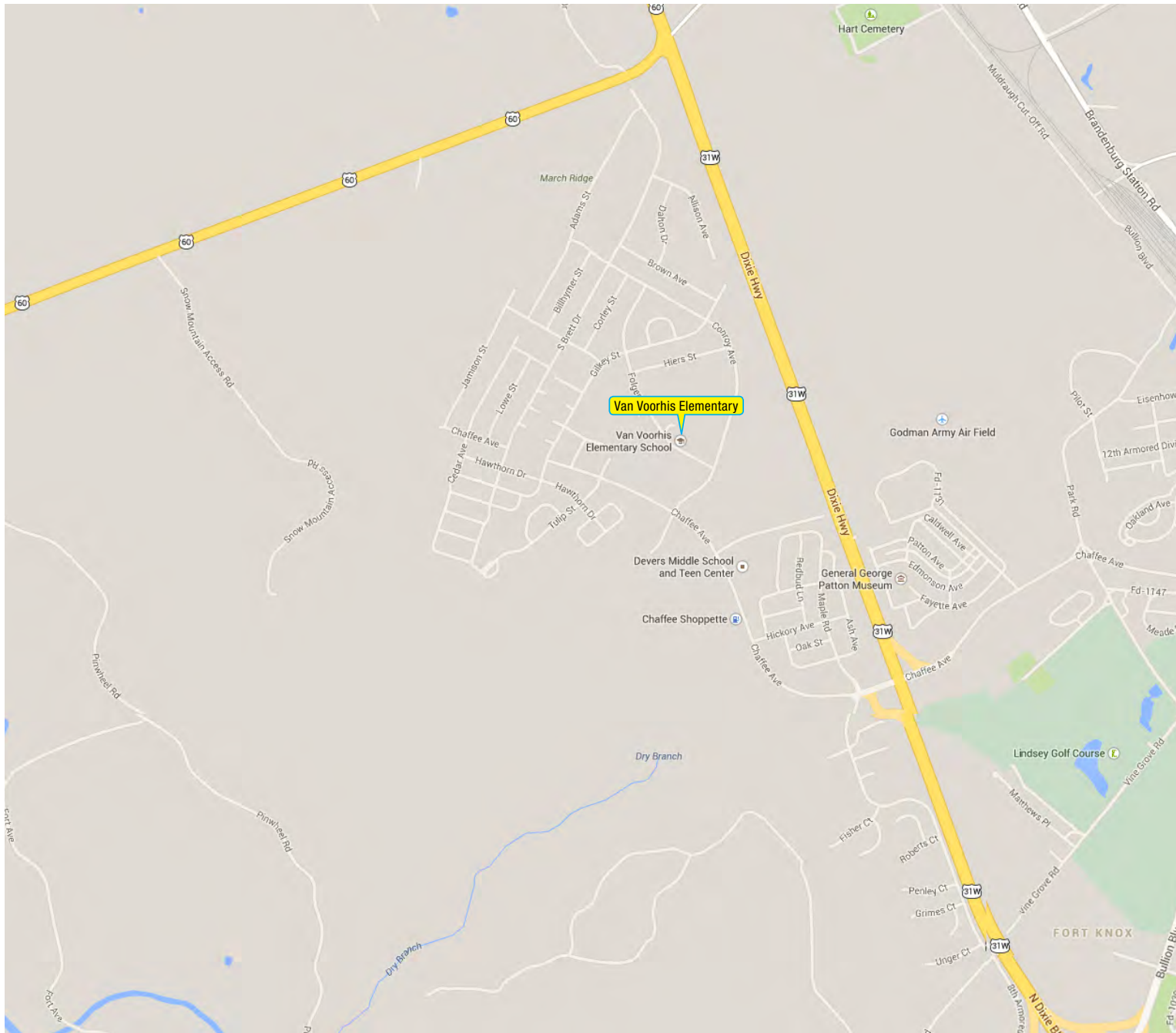
## NEIGHBORHOODS

- North Dietz
- LEED Dietz
- Anderson Greens
- Morand Manor
- Pressler Grove
- Littlefield Loop

## ATTRACTIONS

- Community Office
- Starbucks
- PX
- Commissary
- Parks / Playgrounds
- Amphitheatre
- Anderson Aquatic Center
- Fitness Center

# Map of Oak Park Community



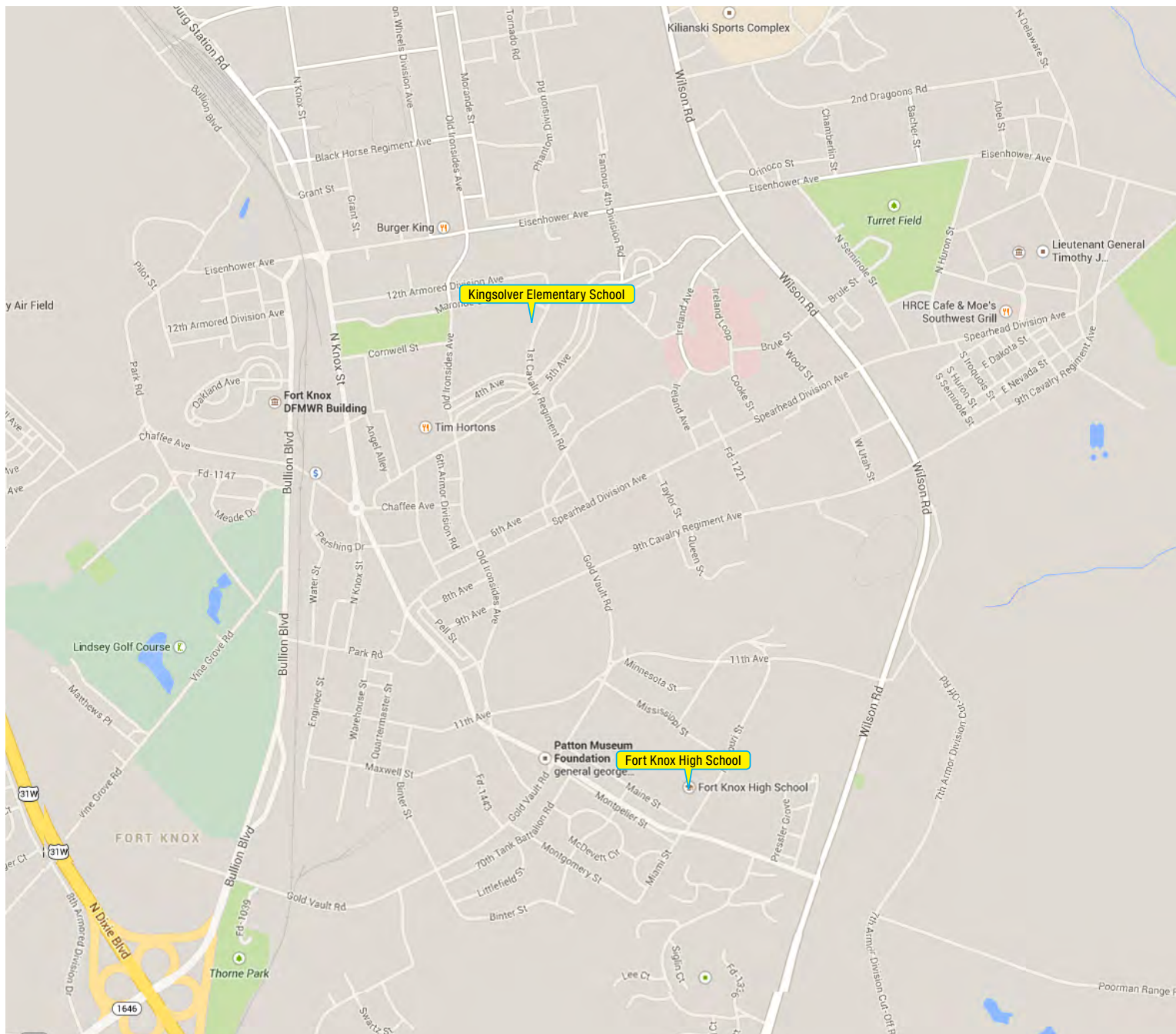
## NEIGHBORHOODS

- Maple Ridge
- Prichard Place
- Chestnut Glen
- Oak Park

## ATTRACTIONS

- Community Office
- Splash Park
- Youth Center
- Miniature Golf
- Parks / Playgrounds

# Map of Historic Community



## NEIGHBORHOODS

- Matthews Place
- Custer
- Farragut
- Edwards
- Oakland
- Godman
- Water Street
- Clarke
- Johnson

## ATTRACTIONS

- Community Office
- Lindsey Golf Course
- Barr Library
- Saber & Quill
- Houston Bowling Alley
- Parks / Playgrounds
- Fitness Centers



Thank you for considering Knox Hills to meet the housing needs of you and your family. We look forward to serving you.

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