

PIKES PEAK PLAYBOOK · CHECKLIST

Military PCS Checklist

Fort Carson, Peterson, Schriever and the Air Force Academy bring thousands of military families here every year. This checklist lines up the move with your orders, your housing allowance and the decision to buy or rent.

Every service and installation has its own process. Use this as a framework, and confirm details with your installation's housing office and transportation office.

BUY WITH YOUR NEXT PCS IN MIND

Most assignments here last a few years. Before you buy, ask: will this home rent well or sell quickly when you get your next orders?

WHEN YOU GET ORDERS

- ☐ Contact your installation housing office and sponsor.
- ☐ Schedule your household goods move with the transportation office.
- ☐ Look up your housing allowance (BAH) for the Colorado Springs area on the official DoD calculator.
- ☐ Decide whether to sell, rent out or keep your current home.

CHOOSE YOUR SIDE OF TOWN **COLORADO**

- ☐ **Fort Carson:** Fountain, Security-Widefield, Southwest Colorado Springs.
- ☐ **Peterson SFB:** Powers corridor, Security-Widefield, Falcon.
- ☐ **Schriever SFB:** Falcon, Peyton, Ellicott, Banning Lewis Ranch.
- ☐ **Air Force Academy:** Briargate, Northgate, Monument, Black Forest.

BUYING WITH A VA LOAN

- ☐ Request your Certificate of Eligibility through your lender or VA.
- ☐ Ask about the VA funding fee and whether you're exempt.
- ☐ Get pre-approved before your house-hunting trip.
- ☐ Plan for the VA appraisal and its minimum property requirements.

RENTING FIRST?

- ☐ **SCRA:** the Servicemembers Civil Relief Act lets you end a residential lease early with qualifying orders and written notice.
- ☐ Ask landlords for a military clause in the lease anyway.
- ☐ Use renting time to learn the commute and neighborhoods.
- ☐ Track rent against what a mortgage would cost.

HOUSE-HUNTING TRIP

- ☐ Ask your command about authorized house-hunting leave or TDY.
- ☐ Line up tours in advance with Clay — use virtual tours to narrow the list.
- ☐ Drive to your gate at your shift start time.
- ☐ Bring the Showing Checklist and Tour Scorecard.

COLORADO RESIDENCY & VEHICLES **COLORADO**

- ☐ **Tax residency:** service members generally keep their home-state tax residency; spouses may too. Confirm with your finance office.
- ☐ **Vehicles:** active-duty members can often keep home-state registration — confirm with the county clerk before your plates expire.
- ☐ **VIN verification:** can be done on a military base if you register here.
- ☐ **Insurance:** update your auto policy to your Colorado address.

PLAN YOUR EXIT FROM DAY ONE

- ☐ Choose a home and area with broad resale and rental appeal.
- ☐ Keep records of upgrades and repairs for future buyers or renters.
- ☐ Get rent comps before you buy if you may keep it as a rental.
- ☐ Line up a property manager if you plan to rent it out.

ARRIVAL WEEK

- ☐ In-process at your installation and register for base access.
- ☐ Set up utilities and internet effective your move-in date.
- ☐ Enroll children in school or child-development programs.
- ☐ Sign up for county emergency alerts and learn the snow routes.

- ☐ Transfer professional licenses — ask about Colorado's options for military spouses.
- ☐ Connect with the installation's family readiness and spouse employment programs.
- ☐ Find pediatric, dental and specialty care in network.
- ☐ Find your nearest commissary, exchange and clinic.

☐ Installation housing office: _____

☐ Transportation office: _____

☐ Lender: _____

☐ Clay Caldwell · 719-244-5264



Got orders to Colorado Springs? Tell me your gate and your timeline — I'll map the areas that fit.

Call or text **719-244-5264** · hello@claycaldwellrealtor.com · ClayCaldwellRealtor.com

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