

PCS Sitrep — Before You Send Money or Sign

Field Checklist · pcssitrep.com

LISTING SCAM RED FLAGS

- & Photos too perfect, watermarked, or match a different address on reverse-image search
- & Rent well below market for the area
- & Owner "out of town" or unavailable for any live showing
- & Pressure to wire money or use apps/gift cards before a verified showing
- & Refuses live video walkthrough
- & Deposit demanded before application, lease draft, or ownership proof
- & Cannot verify owner on county assessor records

If two or more apply — stop. Do not send money.

MUST-ASK BEFORE SENDING ANY MONEY

- & Is this unit still available? Earliest move-in date?
- & Monthly rent, deposit, and all fees — in writing
- & Which utilities are tenant responsibility?
- & Military clause for PCS orders — and no SCRA waiver
- & Pet policy, deposit, and monthly pet rent if applicable
- & Who owns or manages this property?
- & Live video walkthrough with address visible on camera?

SIGHT-UNSEEN VERIFICATION (BEFORE YOU PAY)

- & Live video walkthrough — every room, address on camera
- & Verify ownership — county assessor matches who you are talking to
- & Reverse-image search listing photos
- & Cross-check address on Zillow, Realtor.com, and HOMES.mil
- & Street View the address — building matches photos?
- & Normal payment method only — never wire or cash apps to unverified individuals

LEASE CLAUSES TO FLAG FOR JAG

- & SCRA waiver — never sign; hard stop
- & Military clause — present, clear, allows termination on PCS orders
- & Deposit terms — amount, where held, return timeline
- & Fees beyond rent — admin fees, mandatory "benefit packages"
- & Utilities — who pays what, line by line
- & Early termination penalties beyond military clause
- & Maintenance responsibilities
- & Move-in / move-out inspection documented

IF IT'S A SCAM — ACT NOW

- & Stop sending money
- & Document everything — screenshots, URLs, timeline
- & Contact your installation housing office (HSO) — find yours at installations.militaryonesource.mil
- & Contact legal assistance — Military OneSource 800-342-9647
- & Report at ReportFraud.ftc.gov

**Take any lease to base legal before signing.
Don't sign blind.**