Sight-Unseen Rental Checklist

Vet the home, the landlord and the lease from miles away

Renting a home you can't tour in person? Use this checklist to vet the property, the landlord and the lease, and to steer clear of rental scams.

Property address: _____

Monthly rent: _____

Landlord / manager: _____

Move-in date: _____

Commute to work: _____

BAH at gaining location: _____

Spot the scam first

- ☐ Verify the owner's name in the county property records
- ☐ Search the address and photos online for duplicate listings
- ☐ Talk to a real person on a live video call before sending money
- ☐ Never wire money, pay by gift card or pay before a lease is signed
- ☐ Be wary of rent far below market or pressure to "act today"
- ☐ Confirm a property manager's license with the state

Live video tour

- ☐ Every room, closet and storage space
- ☐ Water pressure and hot water (run the taps)
- ☐ Under sinks, ceilings and windows for leaks or mold
- ☐ Heating and A/C running; ask the age of each
- ☐ Appliances that convey; washer/dryer hookups
- ☐ Outlets, lighting and cell signal
- ☐ Yard, fence, parking and garage
- ☐ The street and neighbors' homes at different times of day

Neighborhood & lease

Neighborhood

- ☐ Drive time to base at rush hour
- ☐ School zoning (confirm with the district, not the listing)
- ☐ Crime maps and flood zone
- ☐ Grocery, pharmacy, urgent care nearby
- ☐ HOA rules (parking, RVs, fences, pets)

Lease

- ☐ A military clause that follows the Servicemembers Civil Relief Act (SCRA)
- ☐ Deposit, fees and what's refundable
- ☐ Pet policy, deposits and breed limits
- ☐ Who handles repairs and how fast
- ☐ Utilities included and average monthly costs

Compare your top choices

Address	Rent	Beds / baths	Commute	Schools	Pros / cons

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Notes

Pro tip: Ask your sponsor or a trusted local to drive by. On move-in day, photograph every room and save the photos with your move-in inspection form.

Keep going with PCS Like A Pro

Find more printables and step-by-step help at **pcslikeapro.org**, starting with the **Housing** page. Want your whole move in one place? The **Command Center** binder walks you from orders to keys.

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