



YOUR PCS HOME JOURNEY

A practical PCS timeline for military families buying in Southern California

MARINE VETERAN | 300+ HOMES SOLD

VA LOANS | PCS | SIGHT-UNSEEN PURCHASES

PREPARE

1 Confirm orders and dates

Review the report date, authorized location, household details, travel, and the move calendar.

2 Research the new area

Compare commute, traffic, schools, healthcare, neighborhoods, and daily needs before touring.

3 Prepare finances

Review budget, BAH, credit, reserves, COE, remaining entitlement, lender options, and closing costs.

SEARCH + MOVE

4 Start the home search

Narrow listings early. Review taxes, HOA, assessments, insurance, condition, and resale factors.

5 Tour in person or by video

Use a focused house-hunting trip or live video walkthroughs for a sight-unseen purchase.

6 Plan pack-out and lodging

Coordinate household goods, storage, pets, temporary lodging, and flexible delivery dates.

CLOSE + SETTLE

7 Complete due diligence

Inspect the home and review disclosures, title, HOA, permits, insurance, appraisal, and repairs.

8 Close and confirm possession

Coordinate signing, funding, final walkthrough, key release, and any seller occupancy.

9 Set up the new home

Transfer utilities, forward mail, arrange internet, schools, childcare, and installation resources.

A VETERAN-LED STRATEGY FOR YOUR NEXT MOVE

Douglas "DJ" Gutierrez understands military timelines because he has lived them. Get local guidance, live video tours, VA transaction experience, and direct support from orders through closing.

CALL OR TEXT DJ
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