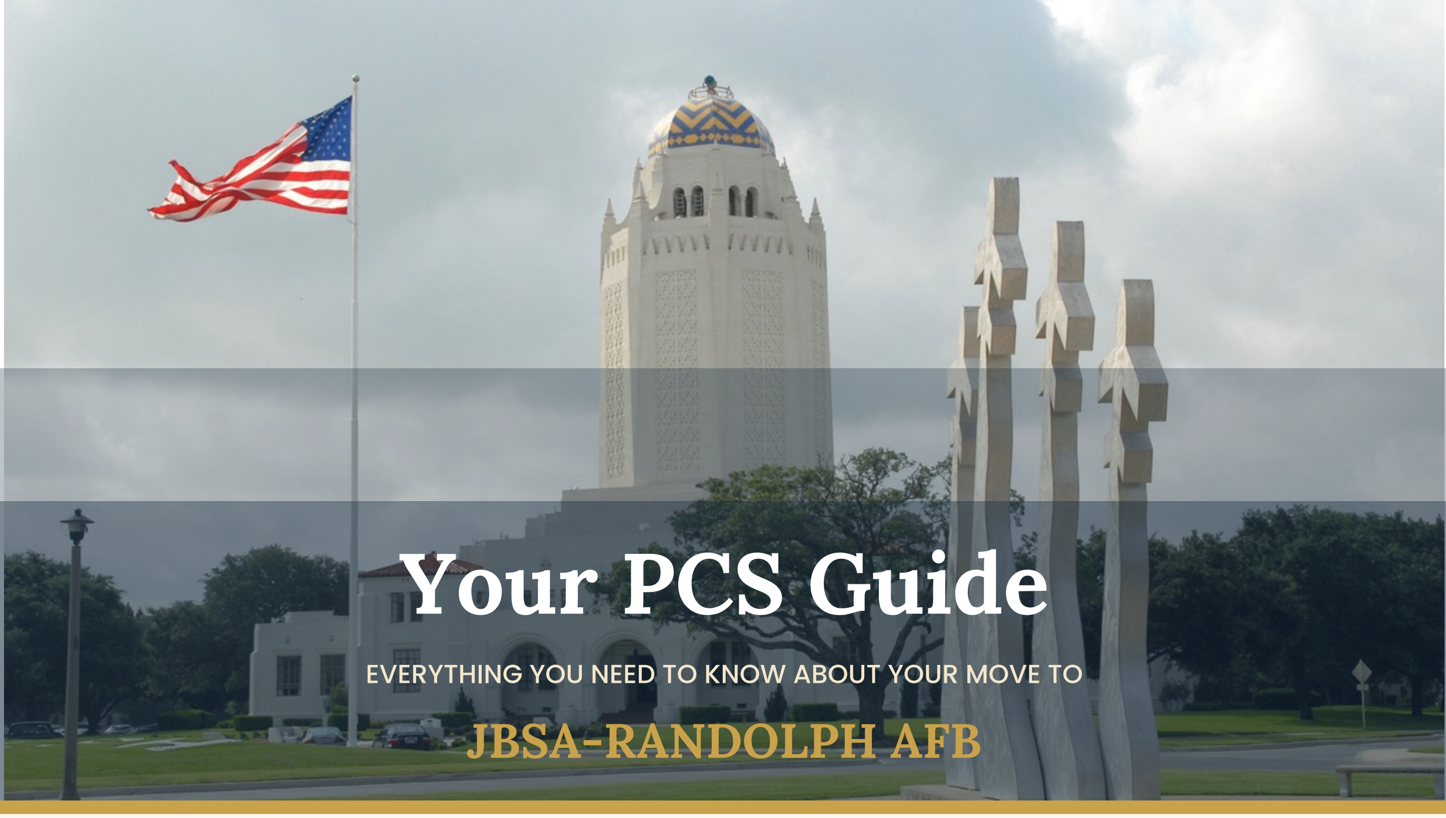

Your PCS Guide

EVERYTHING YOU NEED TO KNOW ABOUT YOUR MOVE TO

JBSA-RANDOLPH AFB

JOINT BASE SAN ANTONIO

PARTNERSHIP IN EXCELLENCE

Chad Sellers, REALTOR® · **JBGoodwin REALTORS®**

325.514.2297 chadsellers@jbgoodwin.com JBGoodwin REALTORS®

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WELCOME TO SAN ANTONIO, TX

Moving to a new duty station is more than a change of address — it's a mission, a milestone, and the start of a new chapter. My goal is to help make that transition smoother, clearer, and a whole lot less stressful.

Whether you're PCSing, separating, retiring, or relocating to support your family, stepping into a new area can feel overwhelming. I'm here to provide guidance, local insight, and boots-on-the-ground support so you can feel confident from day one.

I'm Chad Sellers, and I understand that finding the right home is only part of the mission. Feeling comfortable in your neighborhood, knowing the community, and having trusted recommendations ready when you need them — that's what helps a new duty station feel like home.

I am uniquely qualified to support you because I have lived this process. As a 22-year Air Force retiree who has PCSed multiple times, my family and I know how it feels to be negotiating the process you're entering. Our last PCS, in fact, was to San Antonio over 6 years ago! The information in the pages that follow is compiled from both my experience as a REALTOR® and my time as a service member. My hope is that this guide will provide a clear roadmap through every step of your PCS process. Should I get the privilege of representing you as your real estate agent, I will fight to make sure you find the right home and have as smooth a transition to this duty station as possible!

MY OBJECTIVE

To stand by you with honesty, clarity, and genuine support throughout your PCS journey — you won't face this move alone.

Chad Sellers

REALTOR® · JBGoodwin REALTORS®

DEDICATED TO YOUR MOVE.

Relocating under military timelines can be stressful, but you won't face it alone. I'm here to answer your questions, share local insight, and help turn this move into something you can feel confident and even excited about.

YOUR JBSA-RANDOLPH PCS: BEYOND THE BASICS

This guide is designed to go beyond basic checklists and generic relocation advice. Inside, you'll find practical guidance, honest insights, and useful information to help make your PCS transition smoother as you move to San Antonio.

THE 5-STEP PCS JOURNEY

1 **Orders & Planning**
Review orders, understand benefits, and outline your relocation plan.

2 **Pre-Move Preparation**
Schedule appointments, organize paperwork, and prep your household.

3 **Travel & Transition**
Coordinate transportation, manage logistics, prep for moving day.

4 **Settle & Adjust**
Complete key tasks, unpack, and get familiar with your surroundings.

5 **Build Your New Routine**
Establish connections, explore the area, create a sense of home.

WHAT IT REALLY FEELS LIKE

Timelines Shift
Paperwork slows down — flexibility becomes important.

Expect Changes
Plans can shift quickly, so staying adaptable helps.

Out of Your Control
Housing, scheduling, and delays are common.

The Adjustment Is Real
Give your family time and grace to settle in.

Lean on Your Support
You do not have to navigate this alone.

MY COMMITMENT TO YOU

My objective is simple: to stand by you with honesty, clarity, and genuine support throughout your PCS journey to JBSA-Randolph — from your first question to the day you get your keys.

HONESTY **CLARITY** **SUPPORT**

Chad Sellers, REALTOR® 325.514.2297 chadsellers@jbgoodwin.com JBGoodwin REALTORS®

JBSA-RANDOLPH AFB

OVERVIEW & MISSION

PERSONNEL

9,000+

Military, civilian & contract personnel across tenant units

ACREAGE

2,300+

Acres in Universal City, TX, just NE of San Antonio

95 YEARS OPERATIONAL

EST. 1931

Serving the nation for nearly a century

PRIMARY COMMANDS & TENANT UNITS

- Headquarters, Air Education and Training Command (AETC)
- Headquarters, 19th Air Force
- 12th Flying Training Wing (host wing)
- Air Force Personnel Center (AFPC)
- Air Force Recruiting Service (AFRS)

MISSION SUMMARY

The 12th Flying Training Wing is “the Source of America's Airpower,” delivering the next generation of Air Force leaders through flying training, personnel management, and recruiting excellence.

GATE ACCESS & TRAFFIC TIPS

Getting on base should be simple and stress-free. Below are gate locations, hours, and practical tips to help you plan ahead at JBSA-Randolph.

GATE	HOURS
Main Gate *Harmon Dr. · VCC: Bldg. 1032*	24/7 — the only round-the-clock access gate; VCC window open M–F 7 a.m.–4 p.m.
South Gate *Lower Seguin Rd. & Golf Rd., Schertz*	M–F 6 a.m.–6 p.m. (inbound-only 6–8 a.m.); closed weekends & federal holidays
East Gate	M–F 6–8:30 a.m. (inbound only) / 3–5:30 p.m. (outbound only)
West Gate	M–F 6 a.m.–6 p.m.

All personnel should carry a valid CAC or approved identification while entering the installation.

REAL-WORLD TRAFFIC TIPS

Avoid Peak Traffic

Heavier during 0600–0900 and 1500–1800.

Use Alternate Gates

If your primary gate is congested or closed, check nearby entrances.

Have ID Ready

Keep your CAC, ID, and vehicle documentation accessible.

NEW TO THE AREA?

Gate routines and traffic patterns take a few weeks to learn. I'm happy to walk you through the best commute options for your specific neighborhood before you even arrive.

CALL EMAIL TOUR

CITIES & COMMUNITIES IN THE AREA

A quick reference for commute times, home prices, property tax rates, and school districts across the communities surrounding JBSA-Randolph.

UNIVERSAL CITY

- **COMMUTE:** 5–10 min
- **MEDIAN PRICE:** $300K
- **PROP. TAX:** ~2.2%
- **SCHOOLS:** Judson ISD / SCUCISD

SCHERTZ

- **COMMUTE:** 12–18 min
- **MEDIAN PRICE:** $345K
- **PROP. TAX:** ~1.5–2.0%
- **SCHOOLS:** SCUCISD

CIBOLO

- **COMMUTE:** 15–20 min
- **MEDIAN PRICE:** $348K
- **PROP. TAX:** ~1.8–1.9%
- **SCHOOLS:** SCUCISD

CONVERSE

- **COMMUTE:** 12–18 min
- **MEDIAN PRICE:** $266K
- **PROP. TAX:** ~1.7%
- **SCHOOLS:** Judson ISD

LIVE OAK

- **COMMUTE:** 10–15 min
- **MEDIAN PRICE:** $255K
- **PROP. TAX:** ~1.9%
- **SCHOOLS:** Judson ISD

SELMA

- **COMMUTE:** 10–15 min
- **MEDIAN PRICE:** $295K
- **PROP. TAX:** ~1.5–1.8%
- **SCHOOLS:** Judson ISD / SCUCISD

NEW BRAUNFELS

- **COMMUTE:** 25–30 min
- **MEDIAN PRICE:** $345K
- **PROP. TAX:** ~1.4–1.8%
- **SCHOOLS:** Comal ISD / NBISD

MARION

- **COMMUTE:** 20–25 min
- **MEDIAN PRICE:** $280K
- **PROP. TAX:** ~1.3–1.5%
- **SCHOOLS:** Marion ISD

ST. HEDWIG

- **COMMUTE:** 20–25 min
- **MEDIAN PRICE:** $299K
- **PROP. TAX:** ~1.6%
- **SCHOOLS:** East Central ISD

Home prices and tax rates above are general-area market snapshots for planning purposes only, based on recent public data — not an appraisal or valuation of any specific property, and they change frequently. I'll pull current, property-specific numbers for any home you're considering.

NEW HOME CONSTRUCTION IN THE AREA

What to Know Before You Buy New Near Randolph

New construction is booming across the JBSA-Randolph corridor — especially in Cibolo, Schertz, and New Braunfels. Converse, Selma, and Live Oak are seeing smaller-scale infill building rather than large master-planned communities.

ACTIVE BUILDERS & COMMUNITIES

CIBOLO

BEST KNOWN FOR: *6+ Active Builders*

D.R. Horton, Lennar, Chesmar, Perry, Coventry & Meritage are building in Steele Creek, Turning Stone, The Heights of Cibolo, and Foxbrook.

SCHERTZ

BEST KNOWN FOR: *The Crossvine Community*

David Weekley, Highland, Brightland, Scott Felder & Chesmar are building out The Crossvine, Schertz's largest master-planned community.

NEW BRAUNFELS

BEST KNOWN FOR: *Multiple Master-Planned Communities*

Brightland, Coventry, David Weekley, Highland, Perry, Pulte & Drees are active in Veramendi, Mayfair, and Vintage Oaks.

MARION

BEST KNOWN FOR: *Growing Rural Corridor*

Centex Homes leads new development along the FM 78 / I-10 corridor as Marion's rural character gives way to newer subdivisions.

THE NEW-CONSTRUCTION TRAP FOR MILITARY BUYERS

Builder incentives — rate buydowns, closing-cost credits, free upgrades — are hard to pass up on a PCS timeline, and plenty of military families take them. The catch: as long as the builder keeps developing nearby lots, they control pricing on new inventory and can price it below what you'd need to sell for a profit.

That built-in competition can suppress appreciation until the neighborhood fully builds out — sometimes for years. If you're considering a new build, plan to stay at least 3 to 5 years before you can expect to sell for a profit. If a PCS move is likely sooner than that, a resale home in an established neighborhood may be the safer financial choice.

2026 BAH RATES FOR JBSA-RANDOLPH

Basic Allowance for Housing (BAH) can play a major role in your relocation and housing decisions at JBSA-Randolph. Rates below reflect the official 2026 San Antonio, TX military housing area schedule, effective January 1, 2026.

RANK	WITH DEPENDENTS	WITHOUT DEPENDENTS
E-4	$1,728	$1,359
E-5	$1,869	$1,500
E-6	$2,094	$1,596
E-7	$2,112	$1,731
O-3	$2,127	$2,007
O-4	$2,307	$2,088
O-6	$2,475	$2,103

For the most current BAH figures, visit the official DoD BAH calculator at defensetravel.dod.mil/site/bahCalc.cfm

Updated Annually
BAH rates are reviewed and adjusted by the DoD each year.

Tax-Free
BAH is a non-taxable allowance, unlike base pay.

Rank & ZIP Based
Your rate depends on paygrade, dependents, and duty station ZIP.

WONDERING WHAT THIS MEANS FOR YOUR BUDGET?

I'll help you translate your BAH into a real, comfortable home-buying or renting budget for the San Antonio market — no guesswork required.

MY HONEST BAH ASSESSMENT

BAH rates are helpful, but they do not tell the full story. Housing decisions involve budget, commute, lifestyle, and long-term comfort. Here's an honest perspective to help you make informed choices as you plan your move to JBSA-Randolph.

THE GOOD NEWS

BAH in this area can provide meaningful housing opportunities depending on your rank and household needs. With the right strategy, you may have access to neighborhoods, rental options, or homes that align well with your goals.

THE CHALLENGE

Housing costs, commute times, and neighborhood availability can vary widely between Universal City, Schertz, Cibolo, Converse, and Live Oak. A BAH table alone cannot account for changing market conditions.

MY RECOMMENDATION

Instead of choosing based only on price, focus on communities that support your daily life and long-term comfort. A balanced strategy often leads to better decisions and a smoother relocation.

LET'S FIND YOUR BALANCE

Every family's priorities are different. Tell me what matters most to yours — commute, schools, space, or budget — and I'll help you weigh the tradeoffs honestly.

HONESTY **LOCAL INSIGHT** **YOUR FIT**

VA Home Loan Benefit

A simple guide for Veterans, service members, and eligible survivors

A VA home loan isn't money lent by VA directly — a private lender (bank, mortgage company, or credit union) makes the loan, and VA guarantees part of it. That guaranty lowers the lender's risk, which is why VA loans come with standout terms.

KEY BENEFITS

- **$0 Down Payment**
  No down payment required in most cases — nearly 90% of VA loans close with $0 down.
- **No Monthly PMI**
  Skip the private mortgage insurance most low-down-payment loans require.
- **Reusable Benefit**
  See “Using Your Benefit More Than Once” below for the rules.
- **Negotiable Closing Costs**
  Sellers may credit up to 4% of the home's value toward your costs.
- **No VA Minimum Credit Score**
  VA sets no minimum; individual lenders may still set their own.

WHO'S ELIGIBLE

- **Active Duty**
  Generally 90 continuous days of service.
- **Veterans (Gulf War era–present)**
  24 continuous months, or full call-up period (min. 90 days), or a qualifying discharge exception.
- **National Guard & Reserve**
  90 days of active duty, or 6 creditable years of service.
- **Surviving Spouses**
  Certain DIC recipients, or spouses of an MIA/POW service member.
- **Certificate of Eligibility (COE)**
  Required for everyone — apply free online at VA.gov or through your lender.

VA Funding Fee — Purchase & Construction Loans

Down Payment	First-Time Use	Subsequent Use
Less than 5%	2.15%	3.30%
5% or more	1.50%	1.50%
10% or more	1.25%	1.25%

Rates effective 4/7/2023, as a % of the loan amount — usually financed into the loan. **Waived** for most Veterans receiving VA disability compensation, Purple Heart recipients on active duty, and surviving spouses receiving DIC. IRRRL, cash-out refinance, and NADL fees are lower and don't vary by down payment.

Using Your Benefit More Than Once

- **Repaid your prior VA loan but kept the home?** You can restore your full entitlement **one time only** to use again.
- **Sold the home and repaid the loan in full** — or had another eligible Veteran assume it and substitute their own entitlement? Your entitlement is restored, with no limit on how many times.
- **Didn't restore your entitlement?** You may still have remaining “bonus entitlement” to buy or refinance another home with no down payment, based on your county's loan limit.

SOURCE: U.S. Department of Veterans Affairs (VA.gov) — Home Loans, Eligibility, Funding Fee & Closing Costs, and Loan Limits & Entitlement pages.

EFFECTIVE DATE OF DATA: Funding fee rates effective April 7, 2023; all other details reflect VA.gov content current as of January 15, 2026.

DISCLAIMER: This fact sheet is for general information only and is not exhaustive. The author is not a licensed mortgage lender or financial advisor. Consult a VA-approved lender or licensed mortgage professional for guidance specific to your situation.

MY VA LOAN INSIDER TIPS

VA loans are powerful, but success often comes down to preparation and strategy. These tips help you avoid delays and navigate the process with confidence.

GET YOUR COE BEFORE HOUSE HUNTING

Your Certificate of Eligibility (COE) confirms your VA loan benefit and shows sellers you're ready to move forward.

WHY SOME SELLERS HESITATE ABOUT VA

Some sellers or agents may misunderstand VA financing. Hesitation often comes from outdated information, not the loan itself.

TERMITE REPORT TIMING MATTERS

Many VA transactions require a wood-destroying organism (WDO) inspection. Scheduling it early keeps your timeline on track.

VA APPRAISAL PROTECTIONS MATTER

VA appraisals help ensure the property is safe, sound, and fairly valued, protecting your investment.

GET FULLY UNDERWRITTEN FIRST

A full underwriting approval (not just a prequalification letter) shows sellers your financing is rock-solid and ready to close.

KEEP YOUR FINANCES STEADY

Avoid new credit, big purchases, job changes, or large unexplained deposits between contract and closing — lenders re-verify before funding.

OFFER FLEXIBILITY ON REPAIRS

If a seller is worried about repair costs or the appraised value, offering to help bridge that gap can make your VA offer stand out.

VA LOANS NOW CLOSE JUST AS FAST

With electronic COE verification and streamlined underwriting, VA loans typically close in about 40-45 days — right in line with conventional financing.

PREPARATION BEATS SURPRISES

Every one of these tips comes from real transactions. I'll walk you through your COE, timeline, and inspections step by step so nothing catches you off guard.

COE READY **ON TIME** **PROTECTED**

WHICH MORTGAGE LOAN IS RIGHT FOR YOU?

Qualifying for a VA loan is a real benefit — but qualifying doesn't automatically make it your best option, especially if you have money saved for a down payment. Here's an honest, side-by-side look at your three main financing paths.

	VA LOAN	FHA LOAN	CONVENTIONAL
Down Payment	$0 down	3.5% down	3-5%+ down
Mortgage Insurance	None, ever	Upfront + monthly MIP, often for life of loan	PMI if under 20% down (removable at 20% equity)
Upfront Fee	Funding fee: 1.25%-3.3% of loan (financed)	Upfront MIP: 1.75% (financed)	None
Min. Credit Score	No VA minimum (lenders often 580-620+)	580+ for 3.5% down	Typically 620+
Best For	$0-down buyers; eligible veterans & service members	Lower credit scores, smaller down payments	Strong credit and/or savings for a down payment

THE EQUITY TRADE-OFF: WHY $0 DOWN ISN'T FREE

With $0 down and the VA funding fee rolled into your loan, your loan balance can start at or near the home's full purchase price. That typically means it takes longer to build equity than with FHA or conventional financing where you put money down up front. If you have savings available, it's worth comparing the equity you'd start with against the cash you'd need today before deciding.

There's also a PCS-specific risk to watch for. With $0 down and the funding fee financed into the loan, a large share of your principal payments in the first one to two years often goes toward that fee rather than paying down your actual loan balance. If new orders arrive in three to four years — a common PCS timeline — you may end up selling having built very little real equity, and repeating the cycle at your next duty station.

LET'S FIND YOUR BEST FIT

Every buyer's situation is different. I'll walk through your VA eligibility, available savings, and goals so we can compare real numbers — not just default to the loan you technically qualify for.

LENDERS WHO UNDERSTAND MILITARY NEEDS

Choosing the right lender can make a major difference in your homebuying experience, especially with military or VA financing. I'm happy to connect you with lending partners experienced in military moves.

VETERANS UNITED HOME LOANS

4801 Northwest Loop 410, Ste. 305, San Antonio, TX 78229
(726) 217-7077 · sanantonio.veteransunited.com

Military & VA financing experience, clear communication, reliable closings.

ABSOLUTE MORTGAGE & LENDING

3512 Paesanos Pkwy, Ste. #103, San Antonio, TX 78231
(210) 477-9460 · absoluteml.com

Strong guidance and personalized service for military financing options.

Ask me about additional preferred lending partners I work with directly — I'm glad to make an introduction based on your situation.

WHY THE RIGHT LENDER MATTERS

Stronger Offers
Sellers trust buyers with strong, verified financing.

Smoother Transactions
Fewer surprises means faster, calmer closings.

Better Overall Results
The right partner protects your bottom line.

TEMPORARY HOUSING SOLUTIONS

Helping You Navigate the Transition With Confidence

During a PCS move to JBSA-Randolph, temporary housing often becomes part of the journey. Here are your best options — from on-post TLF lodging to off-post extended-stay and furnished rentals near the base.

ON-POST LODGING

BEST FOR: *Immediate Arrival & PCS Priority*

Randolph Inn (415 B St E, Universal City) is the base TLF. PCS families get priority booking. Reserve at (210) 652-1844 or af.dodlodging.net.

OFF-POST HOTELS

BEST FOR: *Immediate Flexibility & Backup*

Hampton Inn & Suites Selma–San Antonio–Randolph AFB (14655 IH-35N, Selma) sits minutes from the main gate — a reliable backup if on-post lodging is full.

EXTENDED STAY HOTELS

BEST FOR: *Medium-Term Comfort*

Candlewood Suites San Antonio–Schertz (17145 N IH-35, Schertz) offers full kitchens and weekly rates about 8 minutes from base — ideal while house-hunting.

SHORT-TERM RENTALS

BEST FOR: *Longer Stays & Family Space*

The Edge at Randolph (333 W. Byrd Blvd., Universal City) offers fully furnished townhomes 2.5 blocks from the gate, priced within per diem and GTC-accepted.

WHY TEMPORARY HOUSING MATTERS

Choosing the right temporary housing can reduce stress, support a smoother transition, and help you focus on what matters most — your mission and your family.

COMFORT **FLEXIBILITY** **PEACE OF MIND**

FAMILY RESOURCES: SCHOOLS IN THE AREA

Every school district referenced in this guide, plus named schools and college options on the following pages, so you can research and choose with confidence.

PUBLIC SCHOOL DISTRICTS

Judson ISD
Converse, Live Oak, Selma & parts of Universal City

Schertz-Cibolo-Universal City ISD
Schertz, Cibolo, Selma & parts of Universal City

Comal ISD
New Braunfels area (Comal County side)

New Braunfels ISD
New Braunfels city core

Marion ISD
Marion & rural Guadalupe County

East Central ISD
St. Hedwig & southeast Bexar County

RANDOLPH FIELD ISD (ON-BASE)

Randolph Field ISD
Serves JBSA-Randolph on-base family housing, Pre-K-12 — built around military life and smooth PCS transitions.

HIGHLY-RATED / SPECIALTY SCHOOLS

Byron P. Steele II High School
Schertz • Comal ISD
Purple Star military-friendly campus; consistently one of the area's top-rated high schools.

Samuel Clemens High School
Schertz • SCUCISD
Strong academics; highly rated by students and parents district-wide.

SCHOOLS IN THE AREA, CONTINUED

PRIVATE & CHARTER OPTIONS

John Paul II Catholic High School

Schertz • Private, Catholic

College-prep high school serving New Braunfels, Schertz & Comal County families.

BASIS San Antonio Northeast

IH-35 N • Public Charter

Rigorous, internationally benchmarked STEM-focused curriculum.

IDEA Judson College Preparatory

Converse area • Public Charter

College-prep charter network serving the Judson ISD area, grades 6-12.

COLLEGE & CONTINUING EDUCATION OPTIONS

Northeast Lakeview College

Universal City — the closest college to base, about 3 miles away. Part of Alamo Colleges District.

St. Philip's College

Offers evening courses directly on JBSA-Randolph; a longtime Air Force CCAF/GEM partner.

Wayland Baptist University

Randolph AFB Teaching Site — classes held on base for service members and spouses.

UTSA (University of Texas at San Antonio)

Main & Downtown campuses; bachelor's through doctoral programs.

Texas A&M University-San Antonio

Four-year regional university with military-friendly transfer pathways.

University of the Incarnate Word

Private Catholic university at 4301 Broadway, San Antonio — founded 1881, the largest Catholic university in Texas.

NOT SURE WHICH SCHOOLS FIT YOUR FAMILY?

I can walk you through boundary maps, ratings, and commute times for every school zone near JBSA-Randolph so you can choose with confidence.

FAMILY RESOURCES: CHILDCARE ON & OFF BASE

Finding quality childcare you can trust makes all the difference. Explore your options on base and in the local community around JBSA-Randolph.

JBSA-RANDOLPH CHILD DEVELOPMENT CENTER

415 B Street East, Bldg. 1072 & 734, JBSA-Randolph, TX 78150 · (210) 652-4946 / (210) 652-1140
Hours: M–F 6:30 a.m.–5:45 p.m. · Serves children 6 weeks–5 years. May have a waitlist — apply early through MilitaryChildCare.com.

PRIVATE / OFF-BASE OPTIONS

Local licensed daycares and in-home providers throughout Universal City, Schertz, and Cibolo also serve JBSA-Randolph families, including MCCYN-eligible providers. Need suggestions? Just ask — I'm happy to share my current top list.

FREE CHILDCARE HELP DURING YOUR PCS MOVE

A few programs specifically fund or provide childcare while you handle house hunting, out-processing, and the move itself:

Air & Space Forces Aid Society — Child Care for PCS
$200 per child (up to $1,000 per household) toward childcare during your move, including house-hunting trips. Apply within 60 days of arrival or departure.

Armed Services YMCA — Respite Child Care
Up to 16 free hours of childcare per child, per month, at participating YMCAs — no membership required.

Military OneSource — MilitaryChildCare.com
Free portal to search and request hourly, part-day, and full-day childcare near JBSA-Randolph.

TOP-RATED PROVIDER LIST, ON REQUEST

I keep an updated list of trusted childcare providers near JBSA-Randolph from families I've worked with — just ask and I'll send it your way.

TRUSTED

AVAILABLE

FAMILY-TESTED

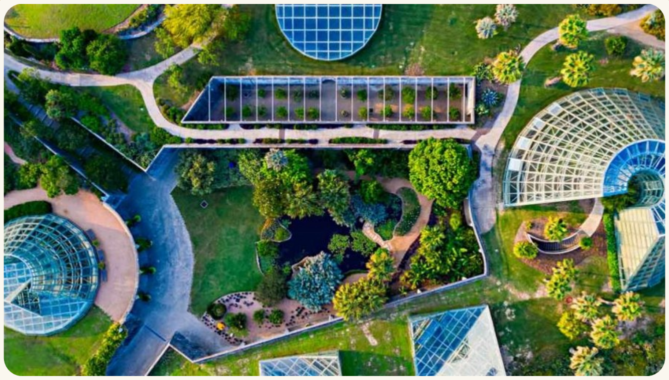
OUTDOOR RECREATION YOU CAN'T MISS

Explore the best of the outdoors. Make memories. Breathe easy. Live well.

FAN FAVORITES

SAN ANTONIO RIVER WALK

Museum Reach + Mission Reach — walk, bike, or kayak along the water.



SAN ANTONIO BOTANICAL GARDEN

Stroller-friendly paths and blooms galore, all year round.

BRACKENRIDGE PARK & SAN ANTONIO ZOO

Classic family day — playgrounds, picnics, and 750+ animal friends.

GOVERNMENT CANYON STATE NATURAL AREA

True Hill Country hiking, dinosaur tracks, and wide-open trails.

MORE OUTDOOR ADVENTURES TO EXPLORE

Beyond the favorites, here are a few more highly-rated spots locals love — some just minutes from base, others worth the drive.

CLOSE TO BASE

McAllister Park
976 acres of trails, mountain biking, and a dog park — about 15 minutes from Randolph.

Comanche Lookout Park
Climb to the 4th-highest point in San Antonio on easy-grade paved trails.

Crescent Bend Nature Park
A Cibolo neighborhood favorite for an easy walk or evening trail run.

WORTH THE DRIVE

Natural Bridge Caverns
Texas's largest show cave, named for the 60-ft limestone bridge at its entrance.

Landa Park & the Guadalupe River
New Braunfels's spring-fed pool, paddle boats, and legendary tubing.

Texas Hill Country
Wineries, dance halls, and small-town charm in Fredericksburg, Gruene, and Wimberley — about an hour from base.

ASK ME FOR MY WEEKEND LIST

I keep a running list of favorite trails, patios, and family spots around San Antonio. Once you're settled, I'm happy to share my personal picks for your neighborhood.

WHERE I TAKE MY OUT-OF-TOWN GUESTS

These are the places I always recommend when friends and family come to visit — the spots that capture the local flavor that make this area feel like home.

THE ALAMO

300 Alamo Plaza, San Antonio

History, walkable streets, and small-town charm downtown.

THE PEARL DISTRICT

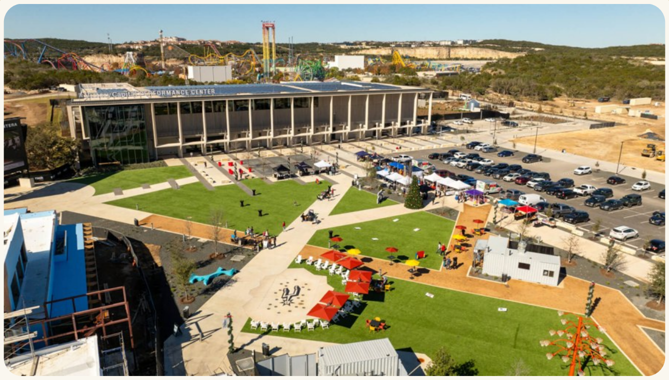
303 Pearl Pkwy

Boutique shopping, restaurants, scenic walking paths, family-friendly splash pad.

THE SAN ANTONIO RIVER WALK

San Antonio, TX

Great coffee, brunch, and a stroll built in — the kind of place where you instantly feel like a local.



THE ROCK AT LA CANTERA

1 Spurs Wy, San Antonio

Live music, movies, sports, and outdoor events for all ages.

"I love bringing guests here — it's the fastest way to show someone why we chose to call San Antonio home."

FAMILY FUN & ANNUAL EVENTS

Discover the events locals look forward to every year — the experiences that help make your community feel like home.

SPRING

- Fiesta San Antonio (April)
- San Antonio Stock Show & Rodeo (Feb-Mar)
- Crawfish Boil at The Pearl

SUMMER

- SeaWorld Summer Spectacular
- Six Flags Fiesta Texas summer events
- San Antonio Missions Baseball

FALL

- Dia de los Muertos
- Boo! at the Zoo
- San Antonio Beer Festival
- Wurstfest (New Braunfels)

WINTER

- Ford Holiday River Parade & River Walk Lights
- Illuminate at the Botanical Garden
- MLK March

MARK YOUR CALENDAR

San Antonio's event calendar is packed year-round. I'm happy to point you toward the best family-friendly weekends as they come up after your move.

FESTIVALS **FAMILY FUN** **YEAR-ROUND**

MILITARY-SPECIFIC MOVING RESOURCES

Moving with the military comes with unique options and decisions. Understanding the difference between DPM, PPM, and Partial PPM can help you choose the move that best fits your family, timeline, and budget.

DPM (Defense Personal Property Move)

WHAT IT ENTAILS:
The government arranges everything — a licensed moving company packs, loads, transports, and unloads your household goods. You coordinate pickup and delivery dates but handle very little of the physical work yourself.

BEST FOR: Families wanting less hands-on coordination and government-arranged moving support.

PPM (Personally Procured Move)

WHAT IT ENTAILS:
Formerly called a "DITY" move. You arrange and execute the move yourself — renting a truck, hiring labor, or both — and the government reimburses you based on what it would have cost them to move you. Spend less than that estimate and you keep the difference.

BEST FOR: Families seeking flexibility, greater control, and potential financial incentive.

Partial PPM

WHAT IT ENTAILS:
A hybrid approach: part of your household goods move through government-arranged DPM, while you personally move the rest — often high-value or sentimental items — for separate reimbursement.

BEST FOR: Families wanting flexibility while reducing overall moving workload.

Every PCS situation is different. Review your orders and transportation office guidance before choosing your move type.

Your Transportation Management Office (TMO) handles the paperwork and scheduling for DPM and PPM moves — make it your first stop once you have orders in hand.

TRAFFIC MANAGEMENT OFFICE (TMO) — JBSA-RANDOLPH

550 D St E, Bldg. 399, Rm. 205, JBSA-Randolph, TX 78150 · (210) 652-1848 / (210) 652-1849 · DSN 312-487-1848 | Your first stop for scheduling DPM movers, PPM counseling, and move paperwork — visit before you finalize your move type.

PCS MONEY & MOVING BENEFITS

Military moves include several benefits designed to help cover relocation costs and reduce financial stress.

DLA — Dislocation Allowance
Extra moving help for miscellaneous expenses that pop up during relocation.

MALT — Monetary Allowance in Lieu of Transportation
If you drive your own car, this helps cover travel mileage.

TLE — Temporary Lodging Expense
Helps pay for hotel stays and meals while moving within the United States.

TLA (OCONUS)
Similar to TLE, but for overseas PCS moves — short-term lodging support while transitioning abroad.

PPM Weight Allowances
Authorized limits for how much you can move during a PCS, based on rank and family size.

If DLA, MALT, TLE, TLA, or your PPM weight allowance weren't squared away at your previous duty station, you can get them sorted out at the Randolph Finance Office.

FINANCE OFFICE — JBSA-RANDOLPH
502d Comptroller Squadron (502 CPTS) — 550 D St E, Bldg. 399, Suite 2, JBSA-Randolph, TX 78150 · (210) 652-1851 | Submit pay and travel voucher questions anytime through the Comptroller Services Portal (CSP) at csp.cce.af.mil — the primary way to reach Finance for PCS pay issues.

LET'S MAKE SURE YOU CLAIM WHAT YOU'RE OWED

PCS benefits can be easy to overlook in the shuffle of a move. I'm happy to walk through your orders with you and flag which allowances apply to your situation.

DLA & MALT | **TLE & TLA** | **WEIGHT LIMITS**

PCS MOVING TIMELINE

A simple step-by-step timeline to help keep your PCS organized, reduce stress, and stay ahead of deadlines.

WEEKS 12-9

- Review PCS orders and timelines
- Create a PCS binder
- Contact TMO
- Start collecting documents
- Research DPM/PPM/Partial PPM options

WEEKS 8-5

- Declutter and donate unused items
- Arrange school and medical record transfers
- Review weight allowances
- Begin organizing travel plans
- Begin house hunting

WEEKS 4-2

- Schedule pack-out and transportation dates
- Finalize documents
- Confirm travel plans
- Goal for "under contract" on new home

WEEK 1 - MOVING WEEK

- Supervise pack-out and inventory
- Complete final home walkthrough
- Keep paperwork accessible
- Carry medications separately
- Travel to your new duty station

LET'S BUILD YOUR PERSONAL PCS TIMELINE

Every move has its own quirks — orders, school calendars, lease dates. I'll help you build a timeline tailored to your family so nothing catches you off guard.

CUSTOM TIMELINE **STAY AHEAD** **ASK ANYTIME**

PLANNING FOR YOUR MILITARY LIFESTYLE

Buying a home is more than a PCS decision — it's part of your family's long-term plan.

1. DEPLOYMENT-READY HOME ITEMS

Low-maintenance landscaping, smart home technology, security systems, and durable finishes make homeownership easier during deployments and extended absences.

2. FUTURE PCS RESALE PLANNING

Even if you plan to stay for years, consider resale value from day one — school districts, commute times, and neighborhood growth all matter later.

3. INVESTMENT OPPORTUNITY

Some military families keep their home as a rental after relocating. A desirable area with strong rental demand may create future investment opportunities.

4. PROPERTY MANAGEMENT SOLUTIONS

Managing a home from another duty station can be challenging. A good property manager can make long-distance ownership much less stressful.

PLANNING FOR THE LONG GAME?

Whether this is a two-year stop or a forever home, I'll help you think through the resale and rental angles up front — not after you've already signed.

RIGHT-FIT HOME

RESALE SMART

LONG-TERM VALUE

MILITARY FINANCIAL STRATEGY: BUY-AND-RENT

Buying a home at your current duty station with the intent to rent it out when you PCS can be a powerful wealth-building move or an expensive mistake. Here's a clear-eyed look at when this strategy works.

WHEN IT WORKS

- BAH essentially pays your mortgage — building equity with government money
- VA loan: no down payment, no PMI
- Rental income can offset your next housing cost during PCS
- Depreciation and mortgage interest are tax-deductible

WHEN IT DOESN'T

- Negative cash flow if rent doesn't cover PITI + fees
- VA loan entitlement may be tied up
- Bad tenants or repairs can wipe out a year of cash flow
- Capital gains tax exposure if sold within 2 years

QUESTIONS WORTH ASKING BEFORE YOU BUY:
Would this home appeal to future renters? Could expected rent cover most ownership costs? Am I comfortable being a landlord or hiring a property manager? If I receive PCS orders in three years, would keeping this home still make financial sense?

LET'S RUN THE NUMBERS TOGETHER

Buy-and-rent isn't right for everyone. I'll help you pencil out the real math for your situation before you decide.

REAL NUMBERS | **HONEST ADVICE** | **YOUR DECISION**

ABOUT ME

Hello all! My name is Chad Sellers, and I am a retired military veteran who grew up in the beautiful Carolinas. I developed a deep appreciation for community and the importance of home early in life — values of hard work, integrity, and dedication that I carry into my real estate career today.

I am happily married to my wife, Kelly, and together we are proud parents of four wonderful children. We have lived in the San Antonio area for six years and enjoy discovering this city's many attractions together.

After serving 22 years in the United States Air Force, I bring a unique perspective to real estate. As a C-130 Pilot and Instructor and later an RPA Pilot and Instructor, I honed my skills in leadership, communication, and strategic planning. Retiring as a Major, I learned the importance of teamwork and adaptability — traits invaluable in navigating this dynamic market.

Another unique aspect of a long military career is navigating the home-buying process every 2–4 years, with tight timeframes, short-notice PCS cycles, new cities, and ever-changing BAH rates. I am uniquely qualified to assist any active-duty member or family in this process, as our own family's experience has equipped me well over the years.

MY MILITARY CONNECTION

- 22 years, United States Air Force — retired Major
- C-130 Pilot and Instructor
- RPA Pilot and Instructor

PROFESSIONAL DESIGNATIONS

- Licensed Texas Real Estate Agent
- National Association of REALTORS®
- Texas Association of REALTORS®
- San Antonio Board of REALTORS®
- Multiple Listing Service (MLS)

WHY I DO THIS WORK

I know firsthand what it's like to uproot a family, learn a new city in weeks, and trust someone else to get the details right. That's exactly the kind of support I aim to give every military family I work with.

MILITARY-MINDED **FAMILY-FOCUSED** **LOCAL EXPERTISE**

THE BENEFITS OF WORKING WITH ME

Whether you're across the country or stationed overseas, I make it possible to buy a home confidently without being physically present every step of the way.

1. **Initial Strategy Call**
   We'll discuss your PCS timeline, budget, priorities, and goals to create a personalized home-buying plan.

2. **Custom Home Search**
   I curate homes that match your needs, lifestyle, commute preferences, and future plans.

3. **Virtual Tours**
   Detailed video walkthroughs and honest feedback on every property, wherever you're stationed.

4. **Neighborhood Tours**
   I'll show you the surrounding community, schools, amenities, traffic patterns, and local lifestyle.

5. **Offer & Negotiation**
   I help you submit competitive offers and negotiate strategically to protect your interests.

6. **Inspection Attendance**
   I'll attend inspections on your behalf, provide updates, and help you understand any findings.

7. **Closing Coordination**
   From contract to keys, I coordinate timelines, documents, and communication to keep everything moving smoothly.

8. **Post-Closing Support**
   I provide a comprehensive post-closing checklist tailored to your needs — helping with move-in and house set-up, and helping your family fully transition to your new duty station.

READY TO GET STARTED?

Wherever you're stationed right now, I can begin working on your behalf today. Reach out and let's take the first step together.

CALL OR TEXT

EMAIL ME

JBGOODWIN LUXURY

READY TO MAKE SAN ANTONIO YOUR NEW HOME?

Thank You for Reading

Whether you're arriving for your next PCS or putting down roots for the years ahead, I hope this guide has helped you feel more confident about your move and your home-buying journey.

Buying a home is a big decision, and you don't have to navigate it alone. I'm here to answer questions, provide local insight, and help you create a plan that fits your family's goals.

LET'S CONNECT

325.514.2297 · chadsellers@jbgoodwin.com · 607 E Sonterra Blvd., Suite 108, San Antonio, TX 78258

HOW I CAN HELP

- Military Relocations
- Remote Home Buying
- PCS Planning Support
- Local Market Expertise
- Investment & Rental Strategies
- Long-Term Real Estate Guidance

DISCLAIMER: I am a licensed real estate agent, not a finance, legal, or tax professional. Always verify military benefits, reimbursements, and entitlements with your Transportation Management Office (TMO), Finance Office, or other qualified professionals before making financial decisions.

WELCOME HOME. LET'S GET STARTED.