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ZNR UUUUU
R 071300Z APR 20
FM ALARACT RELEASE AUTHORITY WASHINGTON DC
TO ZEN/ALARACT
RUIAAAA/ALARACT RELEASE AUTHORITY WASHINGTON DC
RUIQAAA/AMMOCO FOURTH SUPBN
RUIKAAA/CDR JSOC FT BRAGG NC
RUIDAAA/CDR JTF-BRAVO
RUIHAAA/CDR USTRANSCOM JTRU SCOTT AFB IL
RUIQAAA/MACS TWO THREE
RUIPAAA/USAITA JOP AMHSADMIN SIPR WASHINGTON DC
RUIAAAA/USAITA OMS ARMY PLA MANAGER WASHINGTON DC
RUIAAAA/ALARACT SIPR ENTERPRISE
RUIPAAA/ALARACT SIPR JOP

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SUBJ/URGENT ALARACT 033/2020 - SERVICE MEMBER CIVIL RELIEF ACT
GUIDANCE FOR SOLDIERS WITH LEASE OBLIGATIONS IMPACTED BY THE DOD
TRAVEL RESTRICTIONS
THIS URGENT ALARACT MESSAGE HAS BEEN TRANSMITTED BY JSP ON BEHALF OF
HQDA DCS, G-1

1. REFERENCES.

1.A. SERVICE MEMBER CIVIL RELIEF ACT, 50 USC 3955.

1.B. MEMORANDUM, SECRETARY OF DEFENSE, SUBJECT: TRAVEL RESTRICTIONS
FOR DOD COMPONENTS IN RESPONSE TO CORONAVIRUS DISEASE 2019, 11 MARCH
2020.

1.C. MEMORANDUM, DEPUTY SECRETARY OF DEFENSE, SUBJECT: STOP MOVEMENT
FOR ALL DOMESTIC TRAVEL FOR DOD COMPONENTS IN RESPONSE TO CORONAVIRUS
DISEASE 2019, 13 MARCH 2020.

1.D. EXORD 144-20, ARMY WIDE PREPAREDNESS AND RESPONSE TO CORONAVIRUS
(COVID-19) OUTBREAK (AND SUBSEQUENT FRAGOS)

1.E. ALARACT 028/2020, PERSONNEL POLICY GUIDANCE IN SUPPORT OF ARMY
WIDE PREPAREDNESS AND RESPONSE TO CORONAVIRUS DISEASE (COVID) 19
OUTBREAK, 18 MARCH 2020.

1.F. ALARACT 031/2020, PROCEDURAL GUIDANCE IN SUPPORT OF REQUESTS FOR
ON-STATION EXTENSION AND ASSIGNMENT DEFERMENT/DELETION IN RESPONSE TO
COVID-19 HARDSHIPS, 30 MARCH 2020.

1.G. THE JOINT TRAVEL REGULATIONS (JTR) UNIFORMED SERVICE MEMBERS AND
DOD CIVILIAN EMPLOYEES, 13 MARCH 2020.

2. PURPOSE. PROVIDE GUIDANCE TO ARMY COMMANDS (ACOM), ARMY SERVICE
COMPONENT COMMANDS (ASCC), AND DIRECT REPORTING UNITS (DRU) FOR
SOLDIERS WHO ENTERED INTO A LEASE AGREEMENT FOR A RESIDENTIAL
PROPERTY AT A NEW DUTY LOCATION, BUT WERE UNABLE TO OCCUPY THE
PROPERTY DUE TO THE STOP MOVEMENT ORDER.

3. SITUATION: DURING A SOLDIER'S PERMANENT CHANGE OF STATION (PCS)

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MOVE, A SOLDIER MAY HAVE ENTERED INTO A LEASE AGREEMENT FOR A RESIDENTIAL PROPERTY BEFORE ARRIVING AT THE NEW DUTY LOCATION. THE COVID-19 OUTBREAK AND STOP MOVEMENT ORDER MAY DELAY SOLDIERS AND FAMILY MEMBERS IN REPORTING TO THE NEW DUTY LOCATION AND OCCUPYING THE NEW RESIDENCE. THIS ALARACT PROVIDES GUIDANCE AND TEMPLATES FOR REQUESTING LEASE TERMINATIONS, RENT PAUSES, AND ORDER AMENDMENTS AND REVOCATIONS IN SUCH CASES.

4. EXECUTION.

4.A. SECTION 3955 OF THE SERVICE MEMBER CIVIL RELIEF ACT (SCRA) (REFERENCE 1.A) ALLOWS FOR TERMINATION OF LEASES (AUTO AND DWELLING) UPON RECEIPT OF CERTAIN TYPES OF MILITARY ORDERS, INCLUDING PCS OR DEPLOYMENT ORDERS. THE ORDERS MUST BE FOR A PERIOD NO LESS THAN 90 DAYS.

4.B. SOLDIERS SHOULD NOT TERMINATE CURRENT LEASES AT THE ORIGIN DUTY LOCATION UNTIL THE ARMY LIFTS THE STOP MOVEMENT ORDER OR THE SOLDIER RECEIVES AN EXCEPTION TO POLICY TO PROCEED WITH A MOVE.

4.B.1. FOR SOLDIERS WHO HAVE ALREADY REQUESTED TERMINATION, CONTACT LEASE HOLDERS IMMEDIATELY TO SEE IF THEY WILL AGREE TO A VOLUNTARY LEASE EXTENSION OR TEMPORARY RE-LEASE. IF SOLDIERS CANCEL THEIR LEASE UNDER THE SCRA, THERE IS NO MECHANISM TO REQUIRE A LEASE HOLDER TO RE-LEASE THE PREMISES OR VEHICLE, OR TO ALLOW THE SOLDIERS AND THEIR FAMILIES TO RETAIN THEIR BELONGINGS ON THE PREMISES AFTER THE EFFECTIVE TERMINATION DATE.

4.B.2. SOLDIERS SHOULD CONTACT THEIR SERVICING DEFENSE MANAGEMENT TRAVEL OFFICE (DTMO) TO REQUEST A SHORT-DISTANCE MOVE WHEN VACATING LOCAL PRIVATE-SECTOR HOUSING DUE TO INVOLUNTARY TOUR EXTENSION. A SHORT-DISTANCE HHG MOVE IS AUTHORIZED WHEN THE TOUR OF DUTY AT A PERMANENT DUTY STATION (PDS) IS EXTENDED AND THE MOVE IS REQUIRED FOR REASONS BEYOND THE SOLDIER'S CONTROL. THE MOVE IS AUTHORIZED FROM THE RESIDENCE FROM WHICH THE SOLDIER COMMUTED DAILY TO THE PERMEANT DUTY STATION TO ANOTHER RESIDENCE, OR FROM NON-TEMPORARY STORAGE TO GOVERNMENT OR PRIVATE SECTOR HOUSING.

4.C. ANY SOLDIER WHO SIGNED A RESIDENTIAL LEASE AGREEMENT AT A NEW DUTY LOCATION, BUT IS UNABLE TO OCCUPY THE PROPERTY DUE TO THE STOP MOVEMENT ORDER, SHOULD CONTACT THE PROPERTY OWNER AND ATTEMPT TO TERMINATE THE LEASE OR PAUSE THE RENTAL OBLIGATION UNDER THE LEASE UNTIL THE PROPERTY CAN BE OCCUPIED.

4.D. LANDLORDS ARE NOT REQUIRED BY LAW TO EITHER TERMINATE A LEASE OR SUSPEND RENT PAYMENTS BASED ON THE DEPARTMENT OF DEFENSE STOP MOVEMENT ORDER. AS A RESULT, THE ATTACHED LETTERS ARE REQUESTS ONLY.

4.E. IF A LANDLORD WILL NOT VOLUNTARILY AGREE TO A LEASE TERMINATION OR RENT PAUSE FOR PROPERTY THAT CANNOT BE OCCUPIED DUE TO THE STOP MOVEMENT ORDER, SOLDIERS SHOULD CONTACT THEIR INSTALLATION LEGAL ASSISTANCE OFFICE WHO WILL COORDINATE WITH THE MILITARY PERSONNEL DIVISION (MPD) TO DETERMINE IF REVOCATION OF EXISTING ORDERS TO ORDERS WITH A LATER REPORT DATE IS WARRANTED (ONLY RESIDENTIAL LEASES WITH MOVE-IN DATES HINDERED BY THE STOP MOVEMENT ORDER). IN MOST CASES, ARMY HUMAN RESOURCES COMMAND (HRC) HAS ALREADY ADJUSTED

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REQUESTS FOR ORDERS (RFO) AND ASSIGNMENT INSTRUCTIONS (AI) AFFECTED BY THE STOP LOSS. IF HRC HAS NOT ADJUSTED A SOLDIER'S RFO/AI, THE SOLDIER SHOULD SUBMIT A REQUEST THROUGH HIS OR HER COMMANDER TO THE MPD TO HAVE HIS OR HER REPORT DATE ADJUSTED. THIS ACTION MUST BE COORDINATED WITH HRC. ONCE ORDERS ARE PUBLISHED, PROVIDE THE LEGAL ASSISTANCE OFFICE WITH A COPY OF THE NEW ORDERS FOR FURTHER HELP RESOLVING THE ISSUE WITH THE PROPERTY OWNER. LEGAL ASSISTANCE ATTORNEYS CAN PRESENT THESE LATER ORDERS TO THE LANDLORD TO CANCEL THE LEASE OBLIGATION CONSISTENT WITH THE SCRA.

4.F. FOR SOLDIERS DESCRIBED IN PARAGRAPH 4.C WHO HAVE TAKEN THE NECESSARY STEPS AS OUTLINED IN PARAGRAPH 4.E, AUTHORITY IS GRANTED TO ORDER ISSUING AGENCIES TO REVOKE AND REISSUE ORDERS IN FURTHERANCE OF THESE SCRA OBJECTIVES ON WRITTEN RECOMMENDATION FROM THE FIRST O6 IN THE SOLDIER'S CHAIN OF COMMAND AFTER THE COMMAND HAS COORDINATED WITH HRC. NO FURTHER RFO/AI IS NECESSARY FROM HRC. AS SUCH, THIS ALARACT AND THE COMMANDER'S RECOMMENDATION WILL SERVE AS THE AUTHORITATIVE DATA SOURCE FOR AMENDING OR REVOKING ORDERS. REISSUED ORDERS SHALL BE CONSISTENT WITH ANY REPORT DATE MODIFICATIONS AS A RESULT OF THE STOP MOVEMENT ORDER.

4.G. SOLDIERS MAY REQUEST AN EXTREME HARDSHIP EXCEPTION TO POLICY FOR MOVEMENT VIA DA FORM 4187 IN ACCORDANCE WITH ALARACT 028-2020 OR ITS SUCCESSORS. ADDITIONALLY, SOLDIERS MAY REQUEST STABILIZATION AT THEIR CURRENT DUTY STATION BY SUBMITTING AN ASSIGNMENT DEFERMENT OR DELETION IN ACCORDANCE WITH ALARACT 031-2020 OR ITS SUCCESSORS.

4.H. ADDITIONAL OPTIONS AND INFORMATION UNDER THE SCRA ARE LISTED IN ATTACHMENT 1. SAMPLE REQUEST LETTERS FOR RENT PAUSE AND LEASE CANCELLATION ARE INCLUDED IN ATTACHMENT 2 AND 3, RESPECTIVELY.

5. REPORTING. NOT USED.

6. SUSTAINMENT. NOT USED.

7. COMMAND AND SIGNAL. NOT USED.

8. THIS ALARACT MESSAGE EXPIRES ON 7 OCTOBER 2020.

ATTACHMENTS:

1 - OPTIONS UNDER THE SCRA

2 - LEASE TERMINATION REQUEST

3 - RENT PAUSE REQUEST

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