

Steps to Renting in Houston



BEFORE Finding Your Ideal Rental Home...

- When is your lease up?
- Have you given a 30-60 day notice?
- Do you have the funds for the security deposit and 1st month's rent? Both are equal to lease rate.
- Do you have good credit? Your credit report will be pulled to present with the application. My broker needs \$35 in order to pull your credit. This is payable in cash or money order. If you have a copy of your credit report within the last 30 days then that may also be able to be used. Sometimes, the listing agent will want the application fee paid to them because they may pull additional reports – criminal/background check.

THE PROCESS (When We Find Your Ideal Home)

Forms and Contracts you will have to fill out...

- Application (1 for each person over 18 years old)
- Contract (document that negotiates dates, price, pets, etc)
- Lead Based Paint (only for homes built before 1976)
- Information About Brokerage Services and Broker Notice to Buyer/Tenant – states that I am representing you and that I have your best interest in mind
- Pet Agreement – only if you have pets. (Pet deposit is due to the owner prior to move in)

Payment

- DEPOSIT – check payable to owner, due when contract is accepted
- 1ST MONTHS RENT – cashiers/money order to listing broker, due before move in.

Utilities

- Need to be turned on and or put in your name. This should be done at least a week in advance.
- This includes: gas, electricity, water, cable etc. We will need to find out what is included in the rent and what exactly needs to be changed. Some may remain in the owner's name.

AFTER you move in...

- Inventory and Condition Form – this will need to be filled out 7-10 days after move in. **This is very important** since this will be used to determine how much of your security deposit you get back. Please check carefully for cracks, scratches, imperfections that you did not cause.
- Payment for rent – Determine where to mail payment? Do you know their due date and late payment penalties?
- Problems – Find out who to contact? Keep a file of landlord's name, address, email and phone number?



For more information, contact:
Info@MyPlaceinHouston.com

