

A LANDLORD'S GUIDE

Leasing your home in *Fort Worth.*

RILEY MOYANO
FORT WORTH REAL ESTATE
WILLIAMS TREW

How I price, market, and lease your property, and what Texas expects from you as a landlord.

RILEY MOYANO • REALTOR® • 630-303-1045 • riley.moyano@williamstrew.com • rileymoyano.com

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MEET RILEY

Fort Worth is *home.*



I came to Fort Worth to dance with Texas Ballet Theater. I met my wife here that same year, and we never left.

After fifteen years as a professional dancer, I brought the same habits into real estate: show up prepared, notice the details other people skip, and stay steady when it counts. This is the city where we're raising our family, and it's the city I help people buy and sell in.

A local, not a visitor.

I live on the west side, and Fort Worth's arts community has been my world for fifteen years. I know this city as a neighbor, not just a market.

An owner's eye.

My wife and I own two homes, and our first is now a rental. I've prepped, repaired, and priced a house with my own money on the line, so I know what's worth doing and what isn't.

A performer's discipline.

Fifteen years on stage means rehearsal, feedback, and delivering on a deadline. That's how I run a transaction: prepared, detailed, and calm under pressure.

Also in-house: I shoot my own listing photos, video, and drone aerials. I'm an FAA Part 107 licensed pilot, so your home's media never waits on someone else's calendar.

"Riley is the best, we couldn't have had a more seamless home-buying process. He made everything incredibly easy from start to finish. Would highly recommend."

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OWNER TO OWNER

I'm a *landlord* too.

Our first home is now a rental. I've been on your side of this: setting the rent, getting the house ready, and deciding who to rent to.



What I handle

- A rent price based on comparable leases
- A make-ready list: what's worth doing before it lists
- Photos, video, and drone aerials, shot in-house
- MLS listing and syndication to major rental sites
- Fast replies to inquiries, with your qualifications up front
- Showings, scheduled around you
- Screening against your written criteria
- The lease, required addenda, and move-in

What you get from me

- A weekly update: inquiries, tours, and applications, by the numbers
- My honest read on every applicant, and the decision stays yours
- An owner's eye on condition, pricing, and what tenants notice
- Fair housing followed on every inquiry and application
- One point of contact from listing to keys

After move-in

My service is leasing. Once your tenant has the keys, you manage the property: rent, repairs, and renewals. When it's time to lease it again, call me and we'll start over.

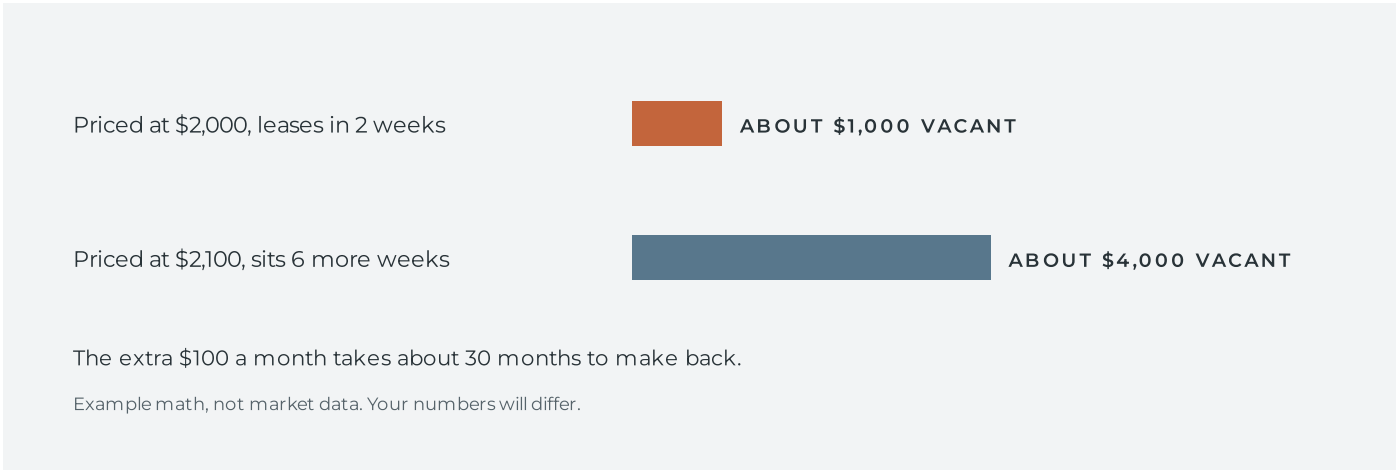
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PRICING RENT

Price it to *lease.*

An empty month costs a full month's rent. A slightly higher price that sits for weeks usually loses money, not makes it.



The extra $100 a month takes about 30 months to make back.

Example math, not market data. Your numbers will differ.

How I set the rent

- Homes recently leased nearby, from the MLS
- What's for lease right now, and how long it's been sitting
- Size, beds and baths, condition, and updates
- Yard, garage, pets allowed, and what's included
- Your timing and how soon you need it filled

What renters pay more for

- Clean, fresh, and move-in ready
- Washer and dryer connections or appliances
- A fenced yard, and a pet-friendly policy
- A garage or covered parking
- Great photos, so they book the tour

The rent is your decision. My job is to make sure you're making it with good information, and to tell you early if the market says to adjust.

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GETTING READY

Ready to rent, *and by the book.*

A clean, safe, well-documented home leases faster and causes fewer problems later.



Make-ready

- ☐ Deep clean, including carpets and appliances
- ☐ Fresh paint where it's scuffed
- ☐ Fix leaks, drips, and anything that sticks
- ☐ Service the AC and replace filters
- ☐ Yard trimmed and beds cleaned up
- ☐ Every bulb working, inside and out
- ☐ Switch to a landlord insurance policy
- ☐ Check your HOA's leasing rules
- ☐ Homestead exemption: it's for the home you live in, so talk to the appraisal district

What Texas requires

Rekey

Rekey the locks within seven days after each tenant moves out.

Security devices and smoke alarms

Required door locks and viewers, and working smoke alarms.

Flood disclosure

Disclose a known 100-year floodplain location or flooding in the last five years, at or before signing.

Lead-based paint

For homes built before 1978, a federal disclosure and pamphlet.

Written selection criteria

Give applicants your screening criteria in writing.

Fort Worth

One- and two-family rentals register with the city if they have certain code violations. Voluntary otherwise. Extra rules in the TCU overlay district.

General information about Texas law (Property Code Chapter 92), not legal advice. For your situation, talk to a Texas attorney.

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MARKETING AND SHOWINGS

How I'll lease *your home.*

From the day we sign to the day your tenant gets the keys. You'll hear from me every week, with real numbers.

01 Photos and video

SHOT IN-HOUSE

- Photography of every room and the exterior
- Drone aerials of the home and lot
- A short video walkthrough
- Shot in the best light of the day

02 Go live

LISTING DAY

- MLS listing with full media and description
- williamstrew.com
- Sign and lockbox for easy showings
- Syndication to major rental search sites
- Instagram, Facebook, and Google
- Agents with renters, through the MLS

03 Inquiries and tours

EVERY DAY

- Quick replies to every inquiry
- Showings scheduled around you
- Your qualifications shared before a tour is booked
- Feedback from every tour

04 Your weekly update

EVERY WEEK

- Inquiries, tours, and applications, by the numbers
- Competing rentals nearby
- What renters are saying
- A clear next step, if one is needed

Why qualifications come first

Before anyone tours, they see your requirements: income, credit, deposit, pets, move-in date. The people who book tours are people who can actually rent it. Less wasted time for you, and for them.

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SCREENING

Choosing a tenant, *fairly and carefully.*

The best protection a landlord has is a well-chosen tenant. We set your criteria in writing first, then apply them the same way to everyone.

What we check

- Income, often about three times the rent
- Credit, against the minimum you set
- Rental history and landlord references
- Prior evictions
- Employment, verified
- Identity for every adult on the lease
- Pets and vehicles, per your policy

How it works

- Your written criteria go to every applicant up front, as Texas requires
- Complete applications are reviewed in the order they come in
- I verify, summarize, and give you my honest read
- You decide, quickly. In Texas, no answer within seven days counts as a rejection
- Approved applicants sign and pay the deposit to hold the home

Fair housing, every time

Federal and Texas law protect renters from discrimination based on race, color, religion, sex, national origin, familial status, and disability. Every inquiry, ad, and decision follows those rules.

Assistance animals are not pets, so pet fees and pet rent don't apply to them. Criminal history policies must follow fair housing guidance. When in doubt, we ask before we act.

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THE LEASE

A lease that *protects* you.

I use the Texas REALTORS® residential lease, which already includes the notices Texas requires, plus the addenda your home needs.



Terms we decide together

- Rent, due date, and late fees
- Lease length and move-in date
- Security deposit
- Pets: yes or no, deposit, and pet rent
- Which utilities the tenant pays
- Yard care, pest control, and filters
- Renter's insurance requirement
- Smoking, parking, and HOA rules

Rules to know

- **Late fees:** not until rent is two full days late, and reasonable. Up to 12% of monthly rent is presumed reasonable for a building with four or fewer units
- **Repairs:** the lease should say how tenants request them
- **Required addenda:** flood disclosure, and lead-based paint for homes built before 1978
- **Your contact info:** tenants are entitled to know who owns and manages the home

Move-in day

- ☐ Lease and addenda signed by everyone
- ☐ Locks rekeyed and keys counted
- ☐ Dated photos of every room
- ☐ Deposit and first month's rent collected
- ☐ Condition form walked and signed
- ☐ Utilities transferred to the tenant

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AFTER MOVE-IN

Your side of *the lease.*



Once your tenant moves in, you're the manager. Here are the parts Texas cares about most.

01 Repairs

Tenants should request repairs the way the lease says. For conditions that affect health or safety, Texas presumes about seven days is a reasonable time to fix them in most cases.

02 Security deposit

Refund it within 30 days after the tenant moves out, with an itemized list of any deductions. Normal wear and tear can't be charged. Get a forwarding address in writing.

03 Late rent

Follow the late fee terms in the lease. If it goes further, Texas changed its eviction procedures on January 1, 2026, so talk to an attorney before sending any notice.

04 Renewals

Start the conversation about 60 days before the lease ends. If the tenant is leaving, call me and we'll line up the next one with as little vacancy as possible.

Keep good records

Save the lease, the move-in condition form and photos, every repair request and receipt, and every notice you send. It makes deposits, disputes, and the next lease much simpler.

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NEXT STEPS

Thinking about renting out *your home?*

01

Tell me about the home

A quick call about the property and your timing.

02

Make-ready and media day

We set your criteria, finish the make-ready list, and shoot the photos.

03

Go live

Your home hits the market, and you get an update from me every week.

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