

A RENTER'S GUIDE

Renting a home in *Fort Worth.*

How to find the right place, apply with confidence, read your lease, and get your deposit back when you move on.

RILEY MOYANO
FORT WORTH REAL ESTATE
WILLIAMS TREW

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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."

TY THOMAS · GOOGLE REVIEW

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YOUR AGENT

Help finding a place, *usually* free.

In most cases, the apartment community or the landlord pays the agent who brings them a renter. So my help usually costs you nothing.



01

Who pays me

Many Fort Worth apartment communities and home landlords pay a fee to the agent who brings the renter. If a place you love doesn't, I'll tell you before you apply, and we'll decide together. No surprises.

02

Licensed, on purpose

In Texas, apartment and rental locators have to hold a real estate license. I'm a licensed REALTOR® with Williams Trew, so you're working with someone accountable.

03

Apartments and homes

I search apartment communities and homes for lease on the MLS, so you see houses, duplexes, and townhomes alongside apartments in one place.

04

From search to keys

I narrow the list, compare real monthly costs and specials, tour with you, help with applications, and read the lease with you before you sign.

One important tip

If you visit or call a property on your own, tell them up front that I'm your agent. Many communities only pay an agent who is named on your first visit or guest card. It keeps my help free for you.

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BUDGET

Know your *real* number.

The advertised rent is only part of it. Here's what to add up before you fall for a place.

Every month

- Rent
- Electric, water, gas, internet (ask what's included)
- Renter's insurance
- Pet rent, if you have a pet
- Parking, trash, or amenity fees
- Yard care, for a house

Before you move in

- Application fee for each adult
- Admin or move-in fee
- Security deposit
- First month's rent, sometimes prorated
- Pet deposit or fee
- Utility deposits and movers

Specials, done honestly

"Six weeks free" sounds great. Spread over the lease, it's what you actually pay that matters. I'll do the math on every special so you can compare apples to apples.

$1,400 rent, 12-month lease, 6 weeks free
≈ $1,238 a month on average

Example only. Many landlords also ask for income of about three times the rent.

FORT WORTH SNAPSHOT

Average apartment rent

Studio	$1,067
1 bedroom	$1,272
2 bedroom	$1,607
3 bedroom	$2,061

RentCafe / Yardi Matrix, August 2026. Buildings with 50+ units. Homes and smaller buildings vary.

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THE SEARCH

Tour it like you *already* live there.

Photos show the best angle. A tour is where you find out what it's like on a Tuesday night.



Apartment or house?

- **Apartments:** amenities, on-site maintenance, often move-in specials, less space and more neighbors
- **Homes for lease:** more room, a yard, a garage, usually fewer fees, but you may handle yard care and some upkeep
- **Duplexes and townhomes:** a middle ground, often in established neighborhoods

Before you tour

- Drive the commute at rush hour
- Read recent reviews of the management
- Ask what's included, and what's extra

On the tour

- [ ] Run the water and check the pressure
- [ ] Turn on the AC and the heat
- [ ] Check outlets, cell signal, and internet options
- [ ] Look under sinks for leaks or pest signs
- [ ] Test the locks, and look for smoke alarms
- [ ] Listen for road, neighbor, and train noise
- [ ] Find the parking, laundry, and mailbox
- [ ] Ask how repair requests are handled

Spot a rental scam

- Never wire money or pay in gift cards to "hold" a place
- Be wary if the rent is far below everything nearby
- See it in person, or have me see it, before paying anything
- For a house, I can confirm who owns it through the Tarrant Appraisal District

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APPLYING

Apply once, *apply ready.*

Good places go fast. Having everything ready means you can apply the same day you find the one.

Have these ready

- ☐ Photo ID for every adult
- ☐ Recent pay stubs or an offer letter
- ☐ Two or three months of bank statements
- ☐ Past landlord names and phone numbers
- ☐ Your current address history
- ☐ Pet records and a photo of your pet
- ☐ Vehicle info, if parking is assigned
- ☐ Payment for application fees

Credit not perfect?

Say so early. A larger deposit, a co-signer or guarantor, or proof of savings can help. I'll ask landlords what they'll accept before you pay to apply.

What Texas says

See the criteria first

Landlords must give you their written tenant selection criteria. If they don't, and they turn you down, they have to refund your application fee.

Fee or deposit?

An application fee pays for screening and usually isn't refundable. An application deposit is different: if you're turned down, it comes back to you.

Seven days

If a landlord doesn't approve you within seven days of a complete application, the law treats it as a rejection, and an application deposit must be returned.

Apply where you'd sign

Every application costs money. We'll apply where you'd actually sign, not everywhere.

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

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YOUR LEASE

Read it *before* you sign.

A lease is a contract. We'll go through it together so nothing in it surprises you a year from now.



What to look for

- Lease term, move-in date, and rent due date
- Late fees and when they start
- Which utilities you pay
- How to request repairs
- Pet rules, fees, and deposits
- Who handles yard care and pest control
- Early termination and reletting fees
- How much notice to give before you move out

What Texas requires

- **Late fees:** can't start until rent is two full days late, and must be reasonable
- **Locks:** the landlord rekeys within seven days after the last tenant moves out
- **Smoke alarms:** required in the home
- **Flood disclosure:** the landlord must tell you if they know the home is in a 100-year floodplain or has flooded in the last five years
- **Repairs:** requests should go in writing, and your rent should be current

Move-in day

- ☐ Walk through with a condition form
- ☐ Test locks, alarms, and appliances
- ☐ Set up utilities in your name
- ☐ Photograph every room, with dates
- ☐ Get renter's insurance in place
- ☐ Save a copy of the signed lease

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WHILE YOU LIVE THERE

Repairs, rights, and *getting your deposit back.*

Most landlords want to do this right. Knowing the basics makes it easy for both of you.

Getting repairs made

01 Put it in writing
Send repair requests in writing (email or the portal counts if your lease allows it). Keep a copy.

02 Stay current on rent
Texas repair protections apply when your rent is paid up.

03 Allow reasonable time
For problems that affect health or safety, the law presumes seven days is reasonable in most cases.

04 Know your options
If a serious repair isn't made, Texas law gives tenants specific remedies. Get advice before acting on them.

Moving out

01 Give notice the right way
Follow your lease's notice period, in writing.

02 Leave a forwarding address
In writing. The landlord needs it before sending your deposit.

03 Clean and document
Photos of every room on the way out, matched to your move-in photos.

04 Thirty days
The landlord has 30 days after you move out to refund your deposit, with an itemized list of any deductions. Normal wear and tear can't be charged.

Special situations

Texas lets tenants end a lease early in certain cases, including some military deployments and family violence situations. If one applies to you, I'll point you to the right help.

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RENTER QUESTIONS

Good *questions.*

The ones I hear most. If yours isn't here, ask me.

Do I pay you?

Usually not. Most apartment communities and many landlords pay the agent. If a place doesn't, I'll tell you before you apply, and we'll decide together.

How early should I start looking?

About 30 to 60 days before your move date is a good window. Earlier for homes, which come and go quickly.

What if my credit isn't great?

Tell me up front. Some landlords accept a co-signer, a larger deposit, or proof of savings. I'll ask before you spend money applying.

Can I bring my pet?

Often, with a pet deposit or monthly pet rent, and sometimes breed or size limits. Assistance animals are not pets, and fair housing rules apply to them.

Are move-in specials worth it?

Sometimes. I'll spread the special across the lease so you can compare the real monthly cost between places.

What if I need to break my lease?

Read the early termination section before you sign. Many leases have a fee or a reletting charge. Talk to the landlord early.

Is renter's insurance required?

Many leases require it, and it's usually inexpensive. It covers your belongings, which the landlord's policy does not.

Can you help me buy later?

Yes. Whenever you're ready to own, I'll help you get there, and renting well now makes that step easier.

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NEXT STEPS

Let's find your *next place.*

01
A quick call
Your budget, the areas you like, your move date, and any pets.

02
I send you matches
Apartments and homes for lease, with the real monthly cost and any specials.

03
Tour and apply
We tour the best few, and apply where you'd actually sign.

"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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