



THE ULTIMATE RENTER'S ACTION PLAN

SECURE THE PERFECT RENTAL PROPERTY AND AVOID
UNNECESSARY FEES.

PREPARED BY

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INTRODUCTION

The rental market moves fast, and going it alone means competing against hundreds of other applicants.

This action plan outlines the exact steps we take to position your application strategically, save you money on wasted fees, and secure a premium lease on your terms.

YOUR NEXT STEP

GET PRE-SCREENED FIRST

Five minutes now saves you every wasted application fee later. We only match you with properties you actually qualify for.

movingtexas.ai/renter-prescreen

THE 4-PHASE PROCESS



PHASE 1: PRE-SCREENING & PREP

We analyze your profile and assemble a bulletproof application package. We gather ID, pay stubs, and run a background check to avoid wasting money on application fees.



PHASE 2: PROPERTY SEARCH & TOURS

We leverage our network to find premium listings. We view only pre-vetted properties to save you time and assess commute times and community vibe.



PHASE 3: APPLICATION & APPROVAL

Submitting a dominant application to stand out. We present your complete package professionally and track the status to ensure swift processing.



PHASE 4: LEASE REVIEW & MOVE-IN

We review lease terms, pet policies, and early termination clauses. We coordinate utility transfers and document the property's condition on day one.

APPLICATION CHECKLIST

WHAT TO GATHER NOW

- ✓ Government-issued ID or Driver's License
- ✓ Last 3 pay stubs (or offer letter if starting a new job)
- ✓ Last 2 months of bank statements
- ✓ Rental history & previous landlord contact info
- ✓ Pet records & photos (if applicable)

SECTION 3: APPLICATION CHECKLIST

Be prepared to submit your application immediately when you find the right property. Having these documents ready can be the difference between getting the home and losing it to another applicant.

IDENTIFICATION

- Valid government-issued photo ID (Driver's License, Passport, or Military ID)
- Social Security Number (for background and credit checks)

PROOF OF INCOME

- Last 3-4 consecutive pay stubs
- Last 2 months of bank statements (showing steady deposits)
- If self-employed: Last 2 years of tax returns and/or 1099s
- Offer letter (if starting a new job, must be on company letterhead with salary and start date)

RENTAL HISTORY & REFERENCES

- Contact information for your current and previous landlords (last 2-3 years)
- Current and previous addresses
- Personal or professional references (if requested)

PET DOCUMENTATION (IF APPLICABLE)

- Current photo of your pet
- Up-to-date vaccination records

- Breed and weight information
- ESA or Service Animal documentation (if applicable)

PRO TIP:

Save all of these documents in a single PDF file or cloud folder so you can email them or upload them instantly when applying.

SECTION 4: LEASE REVIEW TIPS

A lease is a binding legal contract. Never sign it blindly. Here are the critical sections you must review and understand before putting pen to paper.

HIDDEN FEES & MONTHLY TOTALS

Base rent is rarely your total payment. Look for mandatory add-ons like:

- Valet trash fees (\$25-\$35/mo)
- Pest control fees
- Package locker fees
- Admin or technology fees

MAINTENANCE RESPONSIBILITIES

In Texas, single-family home leases often pass specific maintenance tasks to the tenant. Check if you are responsible for:

- Lawn care and landscaping
- HVAC filter replacements (often required monthly)
- Pest control
- Minor repairs under a certain dollar amount (e.g., \$100 deductible)

EARLY TERMINATION & BREAK CLAUSES

Life happens. If you need to break your lease early, what is the penalty? Standard Texas leases typically require an reletting fee (usually 85% of one month's rent) PLUS you remain responsible for the rent until a new tenant is found. Military members should ensure the Servicemembers Civil Relief Act (SCRA) clause is included for PCS orders.

NOTICE PERIODS

Most leases require a 60-day written notice before moving out at the end of your term. If you miss this window, your lease may automatically renew on a month-to-month basis at a significantly higher premium rate.

SECTION 5: MOVE-IN PROTOCOL

Protect your security deposit from day one. Follow this strict protocol the moment you receive your keys, BEFORE you move any furniture into the home.

1. UTILITIES ACTIVATION

Ensure power and water are transferred to your name at least 48 hours before your move-in date. In San Antonio, this typically means contacting CPS Energy (electricity/gas) and SAWS (water). If utilities are not on, you cannot properly inspect the home.

2. THE VIDEO WALKTHROUGH

Before bringing a single box inside, take a continuous, high-resolution video walking through the entire property. Open every cabinet, run every faucet, flush the toilets, and zoom in on any existing damage (scratches on floors, marks on walls, torn screens). Save this video to the cloud.

3. INVENTORY & CONDITION FORM

Your landlord should provide a Texas Association of Realtors (TAR) Inventory and Condition form. Fill this out meticulously. Document every single imperfection. You usually have 48 to 72 hours to return this to the landlord. Keep a signed copy for your records.

4. VERIFY SAFETY FEATURES

Under Texas law, landlords must install specific security devices. Verify that:

- All exterior doors have keyless deadbolts or sliding door pin locks

- Every exterior door has a peephole (door viewer)
- Smoke detectors are present in every bedroom and hallway, and they have fresh batteries

PICKING THE RIGHT NEIGHBORHOOD

San Antonio is a massive, sprawling city with distinct pockets that offer completely different lifestyles. Here is how to evaluate a neighborhood before signing a 12-month commitment.

1. THE COMMUTE TEST

Don't just check Google Maps on a Sunday. Check the route from the potential rental to your workplace on a Tuesday at 7:30 AM and 5:00 PM. San Antonio traffic patterns vary wildly depending on the highway (1604, 410, I-35, 281).

2. THE DAY & NIGHT DRIVE

A neighborhood can feel completely different at 2:00 PM on a Tuesday versus 11:00 PM on a Friday. Drive through the area at night. Are the streets well-lit? Is parking an absolute nightmare? How is the noise level?

3. LOCAL AMENITIES

Map out the absolute necessities within a 5-10 minute drive:

- Nearest H-E-B (This is crucial in Texas!)
- Gas stations and pharmacies
- Gyms and parks
- Your preferred coffee shops or dining spots

4. CRIME & SAFETY

As real estate professionals, we cannot steer you toward or away from neighborhoods. We highly recommend using resources like LexisNexis Community Crime Map or the San Antonio Police Department's online crime mapping tools to research specific zip codes.

YOUR NEXT STEP

SET UP YOUR UTILITIES BEFORE MOVE-IN

CPS Energy, SAWS, internet, and trash. Every provider and phone number for San Antonio, with lead times.

movingtexas.ai/utility-setup

YOUR NEXT STEP

PLAN MOVING DAY

The four-week timeline that keeps the move organized. And remember, qualifying renters get the first two hours of movers free.

movingtexas.ai/moving-prep

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Ready to find your next home?

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Call or text me to get started today.



BOOK A CALL



CALL / TEXT NOW

GET PRE-SCREENED