



## Owen Ye

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## Renting & Move-Out Guide

From finding your home to handing back the keys — both processes, clearly explained

For many people, renting is the first step to settling in Houston. This guide walks through the two journeys every tenant takes: finding the right home and getting approved to move in — then, when the lease ends, handing the home back step by step and settling your deposit smoothly. None of the steps are hard; what matters is the order and the details.

### 1. Renting: From Search to Move-In

Five simple steps

#### 1. Tell Owen what you need

Area, budget, home type and move-in timing, plus your income and credit range — the two things landlords screen on most. Use the Rental Search Request form on this site, or just call or WeChat Owen. The more specific you are, the better the match.

#### 2. A shortlist picked for you

Owen screens the homes currently for rent against your criteria and sends you the ones that fit, so you choose from real matches instead of scrolling through hundreds of listings yourself.

#### 3. Tour the ones you like

See a home you like? Owen schedules the showing. Check the light, the noise, water pressure, the A/C and the streets around it — and if you can, visit once in the daytime and once in the evening.

#### 4. Apply with confidence

Once you have picked a home, the application and background check run through RentSpree (the applicant pays the \$39.99 screening fee). Have these ready: your last 4 pay stubs, bank statements from the last 3 months (the ones showing your pay deposits), and scans of your driver's license and Social Security card — plus a tax return if you are self-employed. A complete file usually moves faster.

#### 5. Sign, get the keys, move in

Once approved, you sign the lease, pay the deposit and first month's rent, and pick up the keys. Photograph the home's condition on move-in day for your records — and after you are settled, Owen is still your call for repairs, renewals, and buying a home when the time comes.

A note on income: landlords usually look for monthly income around 3× the rent. New to the U.S. with a thin credit file? Tell Owen honestly — an offer letter, bank reserves and a strong overall file can still make an application competitive.

## 2. Moving Out: From Notice to Deposit

Plan ahead, settle smoothly

### 1. Give written notice

Notify your landlord in writing as early as your lease requires — most leases ask for 30 to 60 days — and state your move-out date clearly. Send it the way your lease specifies (email or letter both work), and keep a copy plus proof of sending for yourself.

### 2. Clean and restore

Move everything out and give the home a thorough clean, and take care of the small things first — nail holes, light bulbs. The goal is to hand the home back as you received it, and the photos you took on move-in day are your item-by-item checklist.

### 3. Document the condition

On move-out day, photograph or video every room and write down the water and electric meter readings — and make sure both sides keep a copy. When the home's condition is on record, settling the deposit has far less room for dispute.

### 4. Walk-through and keys

Walk the home with your landlord or manager, confirm its condition together on the spot, and hand back everything — keys, access cards, garage remotes and the mailbox key. Small issues are much easier to settle face-to-face than after a deduction shows up.

## 5. Deposit settlement

Under Texas law, within 30 days after you move out the landlord must return your deposit or send an itemized list of deductions. Leave a forwarding address so the deposit and the statement reach your new home. When the statement arrives, check it line by line — with your photos and records in hand, most questions settle in one conversation.

**Searching for a rental, coming up on a move-out, or ready to stop renting and buy a place of your own? Free consultation: (347) 774-5396 | [owenrealestatetx.com](http://owenrealestatetx.com)**

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This guide is for general reference only and is not legal advice. Notice periods and deposit rules follow your lease and current Texas law; for a deposit dispute or a specific legal question, please consult an attorney.

Feel free to share this guide with friends who may find it helpful.