



OUT OF STATE REAL ESTATE INVESTING FAQ'S

These are some of the most frequently asked questions we receive from clients. Answers are based on investing in the state of Texas. Variances may exist for other states.

01

Why do people choose to invest in property in other states?

Most investors that invest outside of their state do so because of affordability and leverage. Many investors are seeking lower priced homes, the desire to purchase multiple homes, to diversify their portfolio, more cash flow, and/or landlord-friendly laws.

02

Do I need to see the property before purchasing?

We always encourage investors to visit the market they intend to invest in, at the very least. Some investors are comfortable with investing without doing so and others aren't. Many investors are comfortable with videos and data from an inspection report to make their final decision. It really depends on your personal/business preference.

03

How does financing work if I am in a different state?

Many lenders are able to provide financing nationwide. The process to get qualified and funded can vary based on the program. We have lenders to refer you to that have traditional programs as well as hard money if you need recommendations.

04

Do I have to manage the property myself?

You can if you wish. There are many websites and apps that can assist landlords with tasks such as tenant screening and rent payment. If property management is not your forte, then we can certainly recommend property management companies that can help.

05

Do I need to be in-person to close on the home?

No. In the state of Texas, we close real estate transactions through a title company. The title company can correspond directly with you and arrange for a mobile notary to facilitate closing in your state.

06

Is Texas landlord-friendly?

Yes! Texas is very landlord friendly. There are no limits on security deposit from the tenant. The eviction process is fairly simple (compared to that of other states) with a 3-day written notice prior to filing.