



SUNDANCE
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THE SUNDANCE

TAMPA BAY RENTER & RELOCATION GUIDE

Practical guidance for relocating, finding a rental, reviewing a lease, moving in, and settling into Tampa Bay.





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Build Your Relocation Plan

A smooth relocation starts with dates, priorities, and a realistic search window. Work backward from the day you must be operational in Tampa Bay.

- Confirm employment, school, travel, lease-end, and moving deadlines.
- Decide whether you need a temporary landing place or a longer-term home.
- Create a document folder and funds plan before applications begin.
- Plan scouting visits, remote tours, travel, movers, vehicles, pets, and storage.
- Keep backup dates and housing options in case availability changes.

LOCAL STRATEGY

Rental availability can move quickly. Preparation improves your ability to act without skipping verification.



Create a Complete Rental Budget

Monthly rent is only one part of housing cost. Compare the full move-in requirement and the recurring cost of living in each property.

- Application, administrative, screening, association, pet, and parking charges.
- Security deposit, advance rent, holding funds, and utility deposits.
- Electricity, water, sewer, trash, internet, cable, and pest control.
- Renter's insurance and any required liability coverage.
- Transportation, tolls, commuting, storage, furnishings, and moving costs.
- Renewal increases and an emergency cushion for unexpected changes.

IMPORTANT

Request a written list of every required payment and whether each amount is refundable before sending money.





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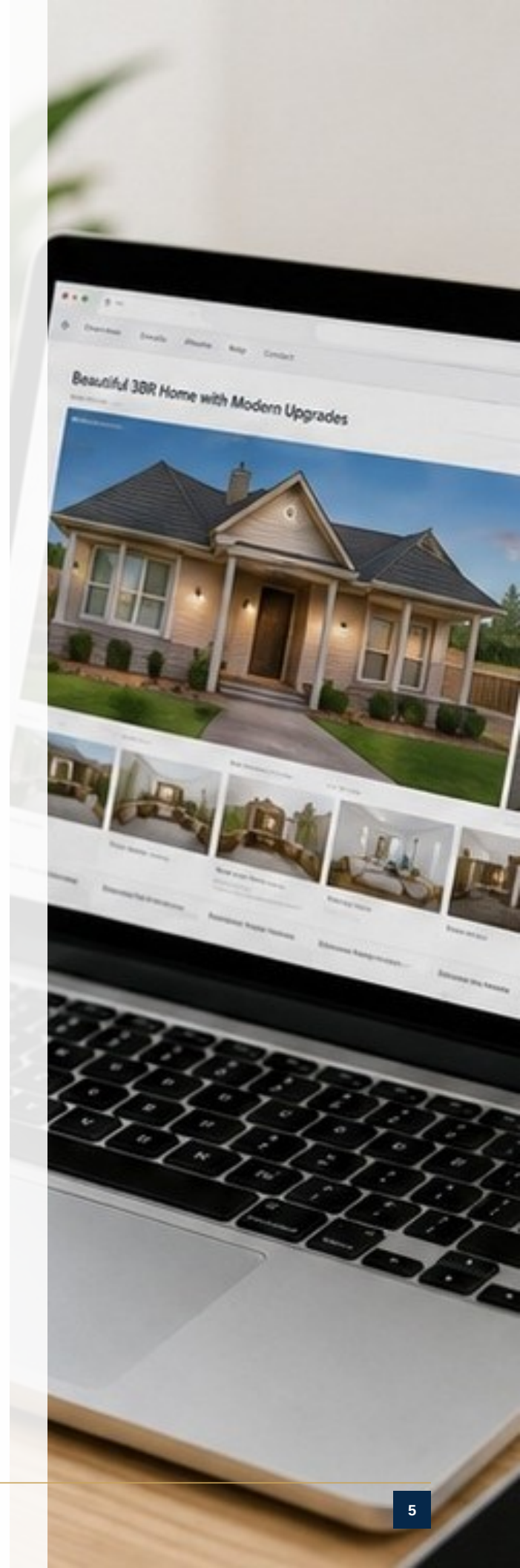
Choose the Right Tampa Bay Area

Tampa Bay includes urban, suburban, coastal, and mixed-use communities. Choose based on daily function and verified information - not reputation alone.

- Test commute routes at realistic travel times when possible.
- Evaluate access to work, school, healthcare, airports, transit, and recreation.
- Compare parking, walkability, noise, construction, events, and visitor access.
- Review flood and evacuation information and ask about storm procedures.
- Use objective resources for neighborhood research and make your own location decisions.

DOCUMENT CHECK

Housing professionals must follow Fair Housing requirements and should not steer people toward or away from protected groups or neighborhoods.





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Define Your Rental Must-Haves

Define the home around the way you actually live. A clear priority list prevents attractive photos from replacing practical fit.

- Choose apartment, condominium, townhome, single-family, furnished, or short-term needs.
- Set bedroom, bathroom, workspace, accessibility, storage, and outdoor-space requirements.
- Confirm pets, breed or size rules, parking, vehicles, guests, smoking, and amenity policies.
- Identify required laundry, appliances, internet capability, security, and building access.
- Separate non-negotiables from preferences before the search begins.

FAIR HOUSING

A perfect property outside your workable budget, commute, timing, or approval requirements is not a workable match.





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Search Safely & Efficiently

Use authorized listings and verify the person offering the property. Rental fraud often relies on urgency, copied advertisements, and requests for money before access.

- Confirm the address, advertised terms, availability, and authorized contact.
- Tour in person or use a live, property-specific remote showing when practical.
- Never send money merely to receive information or before understanding the written terms.
- Use secure application and payment methods and verify payment instructions independently.
- Track listings, contacts, applications, deposits, deadlines, and receipts.
- If the rent or process appears far outside the market, slow down and verify.





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Prepare a Strong Application

Well-prepared applicants can respond quickly while still reading requirements carefully and protecting sensitive information.

- Prepare identification, verifiable income, employment, rental history, and references as requested.
- Know the written qualification standards before paying an application charge.
- Explain pets, occupants, vehicles, move dates, or special circumstances accurately.
- Complete every field honestly and consistently and respond promptly to follow-up requests.
- Ask how screening decisions, deposits, association approval, and holding periods work.
- Protect Social Security numbers, bank records, and identity documents from unverified recipients.

CONTRACTS MATTER

Approval is property- and provider-specific. Do not assume one landlord's standards apply to another.





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Review the Lease Before Signing

The lease controls rent, term, fees, renewal, access, maintenance, default, and move-out obligations. Read every page, rule, and addendum before signing.

- Verify names, property address, start and end dates, rent, due date, and payment method.
- Review deposits, fees, utilities, insurance, pets, parking, guests, and association rules.
- Understand maintenance reporting, landlord access, alterations, keys, and security devices.
- Review renewal, notice, early termination, assignment, subletting, and move-out provisions.
- Get agreed promises or changes in the signed writing; do not rely on verbal assurances.

STAY ON DEADLINE

If a term is unclear or important, ask before signing and seek legal advice when appropriate.





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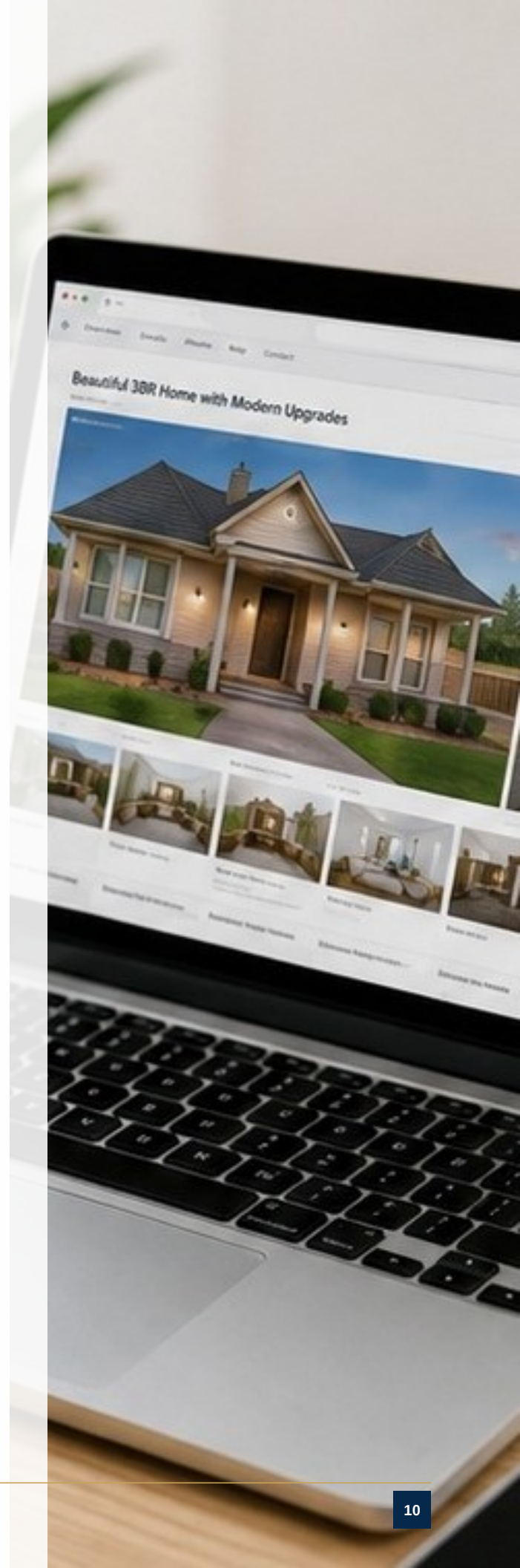
Understand Deposits & Move-In Funds

Before committing, understand exactly what is due, when it becomes nonrefundable, and what happens if approval or move-in does not occur.

- Separate application charges, holding funds, deposits, advance rent, association charges, and pet payments.
- Get written receipts and preserve payment confirmations.
- Verify whether a deposit alternative is refundable; some fee-in-lieu arrangements are not.
- Do not send cash, gift cards, cryptocurrency, or unverified wire transfers.
- Confirm when keys, possession, parking credentials, and amenity access will be delivered.

KEEP CONTROL

Florida law addresses advance rent, security deposits, and optional fee-in-lieu arrangements; the written lease and current law control.





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Inspect & Document Move-In Condition

Treat move-in documentation as evidence. Record existing condition before furniture and normal activity make later proof difficult.

- Walk through the property and test agreed appliances, fixtures, locks, water, HVAC, and safety devices.
- Use dated photos and video of every room, surface, appliance, and visible defect.
- Submit the condition report through the required method and retain proof.
- Document keys, remotes, access cards, parking credentials, and meter readings.
- Report urgent health, safety, water, electrical, or security issues promptly.

DO NOT ASSUME

Do not repair, alter, paint, mount, or install items without required written permission.





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Utilities, Insurance & Storm Readiness

Set up the services, coverage, accounts, and emergency information needed to operate comfortably from the first day.

- Confirm which utilities are included and who must activate each remaining service.
- Purchase renter's insurance when required or prudent and understand coverage limits.
- Review flood exposure, evacuation zone, building procedures, and storm communications.
- Keep flashlights, charging capacity, medications, documents, water, and basic supplies ready.
- Register vehicles, pets, occupants, deliveries, elevators, and access credentials as required.

CONDO FOCUS

Save property management, maintenance, emergency, utility, insurance, and association contacts in one place.





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Live Well & Report Maintenance

A good tenancy depends on clear communication, documented condition, timely payment, reasonable care, and prompt reporting.

- Pay rent and required charges through the authorized method and retain records.
- Follow lawful lease rules for occupants, pets, parking, guests, smoking, and alterations.
- Submit maintenance requests in writing through the designated system.
- Describe the problem, urgency, access permission, and supporting photos clearly.
- Allow lawful access and coordinate appointments under the lease and applicable law.

VERIFY BEFORE WIRING

Keep a log of significant notices, repairs, payments, inspections, and communications.



Renew, Transfer or Move Out

Planning for renewal or move-out early protects options, reduces rushed decisions, and helps meet notice and condition requirements.

- Calendar the lease expiration and every renewal or nonrenewal deadline.
- Request renewal terms early enough to compare alternatives.
- Follow written notice and delivery requirements exactly.
- Arrange movers, elevators, parking, utilities, keys, cleaning, and forwarding.
- Document move-out condition and return possession as the lease requires.
- Provide a forwarding address and preserve lease, payment, notice, and condition records.

THREE-DAY REVIEW

Do not assume verbal notice is sufficient. The lease and current Florida law govern the required timing and method.



Settle Into Tampa Bay

Once the move is secure, build the practical systems and local knowledge that turn a new address into a workable Tampa Bay home base.

- Update identification, vehicle, voter, employer, banking, insurance, and mailing information as applicable.
- Learn hurricane, flood, evacuation, heat, transportation, and seasonal visitor patterns.
- Locate healthcare, pharmacies, groceries, emergency services, and essential providers.
- Test commute options and establish toll, parking, and transit routines.
- Explore Tampa, St. Petersburg, Clearwater, and surrounding communities at your own pace.
- Keep important housing and relocation documents organized after move-in.
- Reassess the housing fit before the renewal deadline rather than after it passes.

GUIDE SOURCES

Current Florida residential-tenancy statutes and HUD Fair Housing resources were reviewed. Verify lease- and property-specific requirements.



Your Next Step: Rental & Relocation Help

Get a clear, personalized Tampa Bay relocation plan - from location and rental search through application, lease review, move-in, and local orientation.

- Clarify your dates, budget, lifestyle, and location needs
- Build a focused rental search and application plan
- Compare verified properties and total housing costs
- Review lease, move-in funds, rules, and condition
- Receive broker-led rental and relocation guidance

START THE CONVERSATION

sundancere.com | sundance1331@gmail.com

Educational information only; not legal, tax, insurance, lending, engineering, or inspection advice. Requirements, costs, market conditions, and property facts vary. Equal Housing Opportunity.

