

# Texas Eviction Process Checklist: A Guide for Real Estate Investors

This checklist provides landlords and investors in Texas with a clear step-by-step guide to the legal eviction process. Following these steps ensures compliance with Texas law and protects your rental investment.

- 1. Identify valid legal grounds for eviction (non-payment, lease violation, holdover, property damage).
- 2. Review the tenant's lease agreement for applicable provisions.
- 3. Provide a written Notice to Vacate (typically 3 days unless otherwise specified in the lease).
- 4. Document delivery of the notice (in-person, mail, or posting on property).
- 5. File an eviction case (Forcible Entry and Detainer) at the local Justice of the Peace Court.
- 6. Attend the court hearing and present documentation (lease, notices, rent ledger, photos, communication records).
- 7. If judgment is granted, request a Writ of Possession from the court.
- 8. Coordinate with the constable or sheriff to enforce the writ and remove the tenant if necessary.
- 9. Document the property condition after repossession for your records.
- 10. Explore financing options to stabilize cash flow and protect future investments (DSCR loans, SBA loans, bridge loans, or alternative financing with GHC Funding).

Tip: Combining strong tenant management with smart financing ensures long-term rental success. Visit GHC Funding ([www.ghcfunding.com](http://www.ghcfunding.com)) or call 833-572-4327 to explore DSCR loans, SBA 7a, SBA 504, Bridge Loans, and Alternative Real Estate Financing tailored for Texas investors.