



DK RELOCATIONS

— FIND A PEACEFUL PLACE TO LAND —

# The Kansas City 60–90 Day Family Relocation Guide

*A Due Diligence Checklist for Mid-Term Furnished Rentals*

## Why 60–90 Day Rentals Require More Care Than You Think

A 60–90 day furnished rental sits in a unique space. It is:

- Long enough to create legal tenancy rights
- Long enough for maintenance and wear to matter
- Long enough for deposit disputes to arise
- Long enough for HOA conflicts to surface

But short enough that families often move quickly and assume flexibility.

In the Kansas City metro, the practical line between short-term and mid-term is often drawn at 30 days. Many city frameworks define “short-term rental” as fewer than 30 consecutive days — but once you cross that threshold, different legal and operational realities apply.

This guide is designed to help your family avoid: Fraud, Deposit disputes, Utility surprises, HOA violations, Insurance coverage gaps, School boundary mistakes, and Remote-work failures.

DK Relocations reviews these risk layers before placing families into homes. Even if you never work with us, this checklist will help you make wiser relocation decisions.

# Legal & Lease Clarity (Missouri + Kansas)

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*This is not legal advice. Lease outcomes depend on the specific agreement and facts.*

## 1. UNDERSTAND WHEN YOU BECOME A TENANT

**In Kansas:** A tenant is someone entitled under a rental agreement (even oral) to occupy a dwelling to the exclusion of others.

**In Missouri:** Tenancy can arise without a formal written lease, and many arrangements under one year require one month written notice to terminate.

The key factors include exclusive possession, consent of owner, payment of rent, and duration. It is not simply about "number of days."

## 2. SECURITY DEPOSIT RULES MATTER

**Missouri:** Deposit capped at 2 months' rent. Must return deposit or itemized deductions within 30 days. Wrongful withholding can expose landlord to double damages.

**Kansas:** 1 month rent (unfurnished), 1.5 months (furnished), plus 0.5 month for pets. Itemized return required within statutory timelines.

### *Checklist Question:*

Have you documented the home's condition at move-in with photos and written confirmation?

## 3. EVICTION TIMELINES ARE NOT INSTANT

Both states require specific legal notices and court windows before a tenant can be removed. A 60–90 day stay is not a casual arrangement; legal process applies.

# Fraud & Financial Protection

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Rentalscamsare notrare.Consumerprotectionreporting shows recurring patterns in furnished rental fraud.

## COMMON SCAM SCRIPTS

- "Landlord is out of town."
- Pressure to wire money quickly.
- Listing copied from another site.
- Payment requested before walkthrough.
- Payment methods hard to reverse (wire, gift card, crypto).

### *Checklist Rule:*

Never send funds before confirming Ownership, Identity, Lease legitimacy, and Address verification.

## UNAUTHORIZED SUBLETTING RED FLAGS

- Listing under different name than leaseholder
- Frequent unexplained occupant turnover
- Third-party payment routing
- Lockbox access without owner involvement
- Resistance to identity disclosure

In Kansas, material noncompliance can trigger formal notice and termination timelines. Subletting is not a minor issue — it can expose you to eviction risk.

# Utilities & Infrastructure Review

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Mid-term disputes often cluster around utilities and maintenance.

## KANSAS CITY UTILITY REALITIES

Electric average monthly bill (2024) is approximately \$124–\$130. Winter natural gas usage spikes dramatically compared to summer. KC Water FY25 average residential bill is ~\$128.79/month.

### *Checklist Questions:*

- Are utilities included?
- Are there usage caps?
- Is thermostat expectation defined?
- Who handles HVAC maintenance?

## INTERNET & REMOTE WORK

KC Metro providers commonly include Google Fiber, AT&T Fiber, Spectrum, and Xfinity. But availability varies block-by-block. Upload speed matters for video calls.

### *Checklist Questions:*

- What is the actual speed test at the unit?
- What is the upload speed?
- Where is the router placed?

# Family & Neighborhood Readiness

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## SCHOOL BOUNDARIES

Zip codes do not equal school districts. Kansas provides address-based lookup tools, while Missouri district maps require confirmation with official sources. KCPS requires proof of residency, birth certificates, and immunization records.

### *Checklist Question:*

Have you verified school boundary by address, not assumption?

## HOMESCHOOLING DIFFERENCES

**Kansas:** Homeschools treated as Non-Accredited Private Schools.

**Missouri:** Statutory hour requirements (1,000 hours, 600 in core subjects). Crossing the state line changes compliance obligations.

## SAFETY CHECKS FAMILIES OVERLOOK

Carbon monoxide detectors are recommended near sleeping areas. Radon testing is critical in many basement-heavy KC homes. Remember that April–June is peak tornado season.

### *Checklist Questions:*

Is there a basement or storm shelter? Are CO detectors installed? Has radon been tested?

# Insurance & Liability

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## DAMAGE LIABILITY

Deposit statutes in both states define damage vs ordinary wear standards and strict timelines. Does your lease define damage clearly?

## RENTER'S INSURANCE

NAIC guidance explains renter's insurance covers personal property and liability protection. For families and remote workers, this is strongly recommended.

## HOMEOWNER COVERAGE GAPS

Insurance industry guidance warns that renting activity may not be covered under a standard homeowner policy without endorsement.

### *Checklist Question:*

Has the owner confirmed the rental is covered under their insurance policy?

# Move-In & 30-Day Review

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## MOVE-IN DAY

- Photograph every room
- Test appliances
- Confirm thermostat function
- Confirm internet speed
- Document existing wear
- Verify keys/access devices
- Review HOA guidelines

## 30-DAY REVIEW

- Are utilities consistent with expectations?
- Is neighborhood environment as expected?
- Any unresolved maintenance issues?
- Is extension or long-term decision approaching?

## Conclusion

A 60–90 day lease is not casual housing. It is a temporary relocation decision with real legal, financial, and operational implications.

DK Relocations was built to filter these risk layers before families move. If you prefer a verified placement process, start your plan today.