



Eviction Cost Breakdown: Where Your Money Goes

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At a Glance

02

- ✓ **The BuildUp:** There's often a lot of back and forth before the lawsuit is filed.
Translation: operational drag.
- ✓ **Legal Eviction:** The legal process drags, often for months. And those filings aren't free.
- ✓ **Turnover Phase:** After the tenant is out, the most expensive part is just beginning.



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Legal Eviction:

03

- ✓ Lawsuit filing **\$164** (or higher with 2+ tenants)
- ✓ Potential appeal **\$64**
- ✓ Filing writ of possession **\$280**
- ✓ Executing writ of possession **\$525**
- ✓ Lost time **\$720** and up
- ✓ **SUM: \$1,753**

Note: based on San Antonio numbers. Costs may be higher in your location. These numbers assume hiring the cheapest company around and a fairly quick legal process (no mistakes, no refiling, no expensive attorneys).



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Turnover Phase:

04

- ✓ Lost rent **\$800** (likely higher)
- ✓ Lock swaps **\$45** (DIY)
- ✓ Repairs & cleaning **\$250+**
- ✓ Marketing **\$850+**
- ✓ Lost time **\$650+**
- ✓ **SUM: \$2,595**



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Eviction & Turnover- Major Cash Bleed

- ✓ Eviction **\$1,753** (or more)
- ✓ Turnover **\$2,595** (or more)
- ✓ **Total \$4,348**

These numbers are from 2024. With lingering inflation, these numbers have definitely gone up and estimates were conservative to begin with.



Prevent Disaster with Mediation

These estimates are based on a small 1 bed, 1 bath unit, using 2024 rates. These numbers are higher in 2026.

**Waiting is expensive.
Request mediation today**

[Request Mediation](#)

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