



What is roughly the size of Connecticut, home to the Frozen Margarita and one of the fastest growing metro areas in North America?

The Dallas-Fort Worth "Metroplex" is the largest metro area in Texas, and the fourth largest in the United States. "The Big D" is home to 22 Fortune 500 companies, spanning the banking, commerce, telecommunications, technology, energy, healthcare/medical research, and transportation/logistics industries. As a result, there is a strong need to attract global talent, and thousands have relocated to call this expat-friendly city home.



Rental Trends

The housing market in DFW has skyrocketed over the last five years, however recent trends show that growth may be leveling off. There still remains a quite competitive atmosphere for potential renters, particularly in the coveted northern DFW suburbs.

The average Dallas/Fort Worth 1 Bedroom apartment will run about \$1,000/month; the average three bedroom home about \$1,700/mo.

Apartment complexes do exist in city centers and larger surrounding suburbs, however houses are far more common. Due to the large demand, an application may be required as soon as the property is viewed, as it's very common a landlord will already have several applicants for a property. Most rentals will require a standard security deposit, though tenants should expect to pay this deposit as soon as the lease ink is dry.

Where to Live

Every neighborhood and suburb has a distinct character and is known for different lifestyles and environments. Doing some research in advance, and working with your DSP partner, can help you discover which area will best suit your needs.

There are plenty of advantages to living in **Southlake**. This is a very multicultural



community with a large expat population. The area boasts fantastic public schools, and is also a dining and entertainment hub in the northern DFW suburbs. On the more expensive side, **rental options are generally 3+ bedroom homes, ranging from \$3,500-\$8,000+ per month.**

Irving is also a growing city popular with expats, in particular the Indian and Asian community.

Irving still has a wonderful dining, entertainment and country club scene offered in more expensive Dallas suburbs, though at a bit more affordable price point. **One Bedrooms start from around \$1,000. Two to three bedroom range from \$1,300-\$1,600 per month.**

Perhaps the community growing the quickest would be **Frisco**. Over 50% of this Dallas suburb was born in a different state or abroad, and it has been named both as a *Top Place to Relocate*, as well as one of *America's Friendliest Cities* by Forbes Magazine. This community is largely centered around sports and being active, hosting professional hockey, soccer, baseball, basketball and lacrosse teams. Expect to see **one bedrooms starting at \$1,200, two bedrooms at \$1,500 and three bedrooms starting at \$1,700.**



Tips for RMCs/HR & Assignees

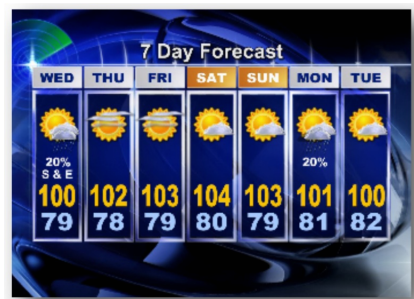


It is important to advise assignees that the main way to commute in Dallas is by car. Public transport is rare in most areas, and usually a hassle. In general, if ease of access to work is a key component for the assignee, be sure to look at home locations that are a short drive away. **It is highly recommended that the assignee live nearby to where they work, as traffic is considerable during rush hours.**

The prices of homes are the most expensive part of Dallas. Be sure to advise the assignee to budget accordingly for rental prices, and to do some research on what neighborhood would cater best to their needs. On the bright side, **there is no state income tax in Texas!**

Similar to the housing market, the Dallas school system is very competitive. In most DFW communities, you will find a higher quality education in private schools; and waiting lists are very long. **It's best to do research and apply in advance, a general rule is about nine months ahead of the school year.** That being said, communities with high quality public school are Southlake, Flower Mound, Coppell and University Park.

Dallas weather sees both sides of the spectrum with relatively cold winters and very hot summers. For that reason, it would be beneficial to **settle on a fixed rate for electricity and other utilities in order to stay cool in the summer and warm in the winter.** An example of a great deal is the Direct Energy Free Weekend plan, where customers get free electricity during the weekend, and a fixed rate during the week.



Looking to escape the heat? DFW Airport is second

largest airport in the United States. This massive hub (larger than the size of Manhattan) connects to 56 international destinations and 177 domestic destinations. Its central location is key, in fact **you can be anywhere in the United States within four hours.**

Local Insight for Assignees



Dallas is known for its diverse range of cuisine! There is an immense number of restaurants to go to around the area. **Barbecue is one of the most popular food groups in the area**, and every local has their favorite brisket or ribs place! If barbecue isn't your favorite, no need to worry! There is such a diverse population in Dallas, in particular a large Asian influence, there are many different types of restaurants present in the city.

The social atmosphere in Dallas revolves strongly around sports. Home teams such as the Cowboys (football), Mavericks (basketball), and Rangers (baseball), have a lot of support from the community and going to athletic events is a popular activity for residents. This passion transcends all levels of sport, in fact local Dallas suburb Allen just opened a \$60 million dollar, 18,000 seat stadium for their *high school* football team!

The community focuses a lot on youth sports as well, and having children participate in local athletic clubs and leagues is widely popular.

There is a saying that "everything is bigger in Texas" and that holds true when it comes to their art district and cultural activities. **Visiting the Dallas Museum of Art and the Crow Collection of Asian Art is free, and it holds some of the most beautiful artworks in the country!** When looking for music, the AT&T Performing Arts Center has constant world-renowned events, and the Wyly Theater puts on great performances as well. Also don't forget the Dallas State Fair, it's one of the largest events in the State!



Moving To Dallas?

IOR Global Services is a leading expert in relocation to Dallas.

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