TRUE REAL ESTATE

460 E Plumb Lane Reno NV 89502 775-235-2527

Owner FAQS

How and when do I get my Owner Disbursement (Money)

Owners have the option to either get a paper check via mail, pick up a check from the office, or receive an EFT Payment. If you have multiple properties with separate accounts we can always issue payment for each property to a separate account.

Owner payments are made 1x per month between the 10th and 15th of each month.
(The reasoning for this is it allows us to have funds on hand to pay bills and other expenses that may take place related to the property)

Am I required to make my property available to Section 8 or HUD tenants and Applicants

In Nevada, you are not obligated to participate in the Section 8 Housing Choice Voucher Program. The decision to accept Section 8 tenants is typically at the discretion of the property owner.

Can I reach my property manager after hours?

Yes you can, each owner is given their property managers direct cell number. We just asked that you be respectful of the time. We understand things come up and happen after hours that require you to contact us or the manager to contact you.

Do the managers sell real estate too?

At True Real Estate, each manager has the choice to sell real estate also. What we find is it seems to be a very beneficial relationship for our owners. Now if you have a realtor you have a relationship with we are more than happy to always keep in the know of what's happening with the property and will always refer a sale of your property back to them. We value our partnerships and that is why if you have that person you have built a trust with we would love to benefit them by always paying them a management referral fee on each new APN you purchase and have us manage.

How is rent collection handled?

Rent for all our units is Due on the 1st and Late the end of business day on the 5th, a late fee of 5% of the monthly rent is then applied on the 6th. Tenants may pay their rent via the tenant portal with a card or checking account. They may also pay via Cash,check, money order or cashier check by dropping it off or mailing it.

How long of a management agreement do I sign?

A management agreement starts at a minimum of 12 months, however all of our agreements you may give us a 60 day notice at any time you are unhappy with our services. We just require this in writing.

What Lease term options do you offer to prospective tenants?

Our typical lease term is 12 months. However we do offer short term lease rates at additional cost to the tenant with owner approval. We also do offer short term fully rented units, with this we have a special agreement with the owner we can send you a copy of you if you wish to know about that service.

What type of properties do you manage?

We manage single family homes, multi family homes, mobile home parks, apartments, townhomes, storages and furnished short term rentals.