



Real Estate eBroker, Inc.
info@reebrokerca.com
DRE 01522411

REeBroker Group Property Management

Note: REeBroker Group agents are NOT allowed to provide any property management services to the Public

Conducting property management activity ([click here for a list of activities that are not allowed](#)) for the public is a violation Sections 10130, 10131(b), 101037, and 10145(c) of the Business and Professions Code. The violation can subject your real estate license to suspension and revocation and/or a civil lawsuit.

REeBroker Group Rental/Lease Guidelines

1. Agents may list rental/lease properties on the MLS as well as market/show them to a potential tenant and introduce them to the owner. The owner or his/her legal representative must complete any activities after the lease begins.
2. Agents may accept a rental payment or deposit payable only to the property owner or Management Company.
3. Agents are not permitted to sign any rental documents in place of an owner or tenant.
4. Agents must report the rental/lease transaction to REeBroker within 24 hours of receiving a signed agreement. To report your activity, click on the "My Transactions" link your home page of <http://reebroker.com>
5. *Note: There are penalties and late fees for non-compliance with this requirement. Please see your homepage on <http://reebroker.com> for more information on penalty information.*
6. Please follow the rental/lease checklist that is in the Document Library. Once you have all the required documentation uploaded to the file and you have included any information you would like to convey to the Broker about the file in the notes section, change the status on the file to "submit for review".
7. Agents will receive their commission when the file is accepted by the Broker and the commission check is received by the broker's office.
8. Agents are not permitted to accept any type of compensation directly from a property owner or tenant. The compensation must be paid through REeBroker Group, as indicated by the DRE. [Please use the provided invoice to ensure correct, efficient disbursement of funds.](#)
9. The broker's fee for a rental/lease property can be reviewed on the [Fee Schedule](#).
10. Risk Management is not provided on rental/lease transactions. However, it is available for an additional fee. Please contact the office for additional information.
11. Short-term rentals are unauthorized real estate activity with REeBroker Group (ie: Airbnb or other timeshare and vacation rentals).



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12. The broker's fee is waived if the agent is the owner of the rental property or tenant (their name is on the property title or lease agreement). Please send an e-mail to info@reebrokerca.com with the address of any of your personal property rentals to waive this fee.

Note: The broker's fee is only waived if the agent's personal name is on title. It does not apply to agent's LLC, company names or properties with co-ownership (excluding spouse).

Agent Owned Rental Properties Q&A

Can I manage my personal rentals?

Yes, REeBroker Group agents are authorized to personally manage rental properties where their name appears on the title of the property.

Note: All personal properties where the agent's name appears on title must be provided to the broker for the firm's records. Please enter all investment properties under the Personal Info section on your agent homepage. If you have any questions, please email info@reebrokerca.com.

For personal rentals, do I have to report the rental/lease transaction to my broker?

No, REeBroker Group agents do not have to report their rental/lease transactions to the broker for properties where their name appears on the title of the property. This does not apply if an agent's LLC, company name or co-ownership (*excluding spouse*) appears on title.

Note: The broker must supervise all real estate activities agents' conduct using their real estate license and/or real estate specific resources. Therefore, if you are not reporting the transaction to the brokerage and choose to rent/lease the property as solely a landlord, not an agent, your license and resources cannot be used.

What does use your license and/or real estate resources mean?

- You cannot use your DRE license number or the brokerage name on any contracts.
- You cannot use CAR Forms.
- You cannot list the rental/lease on the MLS.

Note: Any resources that the public cannot access you cannot use during your lease/rental. If any of these resources are used then the transaction has to be reported to the REeBroker Group and all fees and documentation requirements apply.

REeBroker Agents are not authorized to advertise property management services even if they manage their own personal properties.