

## Property Management Resource Guide feedback

Received public comment from licensed property managers at Southern Nevada Chapter of NARPM meeting where Norma Jean Opatik and Jan Holle were guest speakers.

### Financial:

- Trust accounting
- Electronic banking regulations
- ACH transfers
- Rent collection
- 1099's

### Owners:

- Soliciting other agents PM owners
- Reporting to owners
- Agents authority
- Ending PM contracts
- Credit apps
- Fair-housing awareness
- Insurance requirements
- PM Agreements
- Listing agreements
- Turning vacant properties/Owner expectations
- HOA violations
- Obligations of Landlords
- Transfer of ownership while lease in place
- Owner access to property
- Failure to repair in timely manner
- Habitability
- Home Warranties

## Tenants:

- Screening
- Move in/move out process
- Requests for maintenance/timeline on repairs
- Evictions/5 day/unlawful/breach
- Renters insurance
- Application process
- HOA violations
- Obligation of tenants
- Security deposit transmittals (estimates)
- Lease signing
- Habitability
- Increasing rent
- Early termination
- Abandoned property
- Hold over
- Normal wear Vs. damage/neglect
- Referral for tenant placement

## Vendors:

- Business license
- Insurance/bonding
- Limitations
- Vendor contracts
- Response time
- Liability

## State & Federal links:

- Service/support animals
- Marijuana laws
- City/County codes requirements
- Short term rentals
- ADA
- NRS 624.031 contractor limitations
- Social media
- Domestic violence