



Texas Ally
In The Loop

What's new in Texas Ally Real Estate Group:

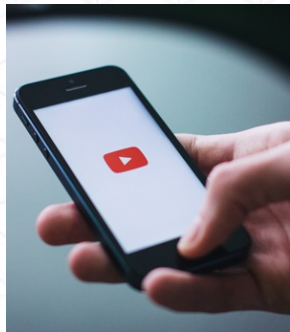
Hey {{ contact.FIRSTNAME }}!

Here's our April issue, hope you enjoy it! We would love to hear from you, feel free to reply to this email with your comments or suggestions!

Opcity Leads

Agents are having success on the Opcity leads program! You can add leads into your pipeline... AND maximize productivity. There are **no upfront costs!** 😊

Contact Mariela at mariela@texasally.com for details



BROKER VIDEOS: New TREC Contracts

Juston highlights the changes you will need to pay extra attention to: [watch here](#)

- Find the TREC article [here](#)

HELPFUL LINKS:

[Past Newsletters](#) / [Training & Resources](#)

Leases

→ WHEN YOU ARE THE **LISTING AGENT** ON A LEASE:

- The first month's rent should be **made out to Texas Ally**, and mailed to the office; we will distribute the funds to the appropriate parties from there
- Deposit check **MUST BE MADE OUT TO THE LANDLORD!** Not Texas Ally (This can create a potential issue down the road)
- **W9, ABB and invoice** for the Tenant Agent's Brokerage should be uploaded to Brokersumo
- We will make the check payable and mail to the Brokerage, not the agent

The Net to Agent (you) on the CDA should be only the amount you are being paid, NOT the full amount of the check

- Add payout to "Other Agent" as a debit on the CDA
- Information on how to distribute the funds should be added to the bottom note section of the CDA (Example: "Please pay <Tenant Agent Name> 50% of commission (\$1000). Brokerage W9 uploaded.")



We are hiring!

We would like to bring your friends onboard! If they sign up, we will send you **\$100 for the referral.**

We appreciate it!!

Payouts

→ **Office mail is picked up and checks** are deposited into the Texas Ally escrow account only **on Wednesdays**.

→ **Friday Payday** is when we distribute commissions by initiating the Brokersumo Direct Deposit as long as ALL requirements have been met. Click [HERE](#) for a helpful article on how to set up your direct deposit.

REMINDERS: CDA Approval Process

→ Texas Ally requires **AT LEAST 3 BUSINESS DAYS** to review a CDA but no longer than 2 weeks out from closing. Please keep in mind that creating the disbursement **DOES NOT** autosend approval request.

→ Transactions **cannot** be canceled without proper documentation and authorization of Texas Ally.

→ Remember to add the **transaction client info**.

→ Remember to upload your **IABS**.

→ **Closing Documents**: Please make sure you acquire from title and upload into Brokersumo the final signed master/closing statement. This statement should clearly show the commission amount you are being paid. This is a requirement and we will not close out your transaction in Brokersumo until complete. Please make us aware once uploaded :)

A letter from the Broker

Hi guys!

Unfortunately, we have had issues with agents using non-promulgated forms. It doesn't appear these contracts are being reviewed sufficiently, let alone read, and are putting clients into precarious situations that we all want to avoid. In fact, we are close to banning the use of these "non-uniform" contracts.

At this point to try and disincentivize, we will be instituting a "Non-Uniform Contract" Fee for any transactions that do not use TREC or TAR promulgated forms. Most builder contracts will be fine, but will be reviewed on a case by case basis.

This will apply to a very small percentage of transactions. You will know what we're talking about when you see it. Some of them are really bad and unprofessional; those are the ones we do NOT want any part of.

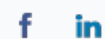
Let me know if you have any questions!

- Juston | the transaction client info

Need to contact us?

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