

# SRCAR At A Glance

February 14, 2006

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## News from SRCAR

**Happy Valentine's Day – Don't forget your favorite sweetheart**

### MLS Caravan for Sun City & Menifee Areas

Don't forget that MLS Caravans for the Sun City and Menifee areas are now being held every Thursday. Meetings begin at 8:30 a.m. at the Boston Billie's Rest in Sun City.

### MLS Task Force

The MLS Task Force of the Southwest Riverside County Association of REALTORS® is currently working on revising the maps for the Temecula & Murrieta areas as well as for the Lake Elsinore Canyon Lake areas. Once approved by the task force and the Board of Directors, the maps will be available via the association's website. Special thanks to Jennifer Lipscomb at the Association office for her work on this enormous project. More details to follow.

### Residential Purchase Agreement Class Scheduled

Join SRCAR on Friday, May 12, 2006 for the Residential Purchase Agreement (RPA) Class at SRCAR. This class will be taught by SRCAR Counsel John Giardinelli. Registration begins at 8:30 a.m. with class scheduled to begin at 9:00 a.m. Cost is \$15.00 for REALTORS® and \$30.00 for all others. No DRE Credit is given for this class. Contact SRCAR as soon as possible as seating is very limited – 951/894-2571. This class has sold out every time it was offered in 2005 and was sold out for the February offering. Don't delay – contact us today.

### Volunteers Still Needed

If you are a REALTOR® Member in good standing with SRCAR, you are invited to volunteer to serve on one of the Association's many task forces and committees. If you are interested in serving, please complete the 2006 Volunteer Form available on the Association's website at [www.srcar.org](http://www.srcar.org) or contact Karen Nelson, Chairman of the Board, at Coldwell Banker Residential Brokerage – Vail Ranch Office at 951/303-3000. Remember, the strength of any organization is in its members. Volunteer today.

### Marketing Meeting

The Marketing Meeting Task Force under the leadership of Bernie Thomas on working on a solution regarding the Marketing Meeting held at the Association office on Tuesday. Until a solution is reached, we ask that you **please** do not block any of the exits in the meeting room. This is for safety issues. In addition, please remember that the Association has a policy prohibiting any type of recruiting at any Association event or meeting. For a complete copy of the policy, please visit the Association's website at [www.srcar.org](http://www.srcar.org) under SRCAR Info/Benefits. Thank you.

## Parking at the Association

As the Association grows larger and larger, parking at the Association becomes a bigger issue. We ask that when you attend events and meetings at the Association, to please park either on the street or in designated parking spaces only. Please do not park directly behind the Association office (behind the role up door), at the corner curbs (McAlby and Adams) or in the lots across the street. Thank you.

## MLS at SRCAR New Fax/E Number Established

A new fax/e number has been established for the MLS area within SRCAR. Please use it when sending new listings and changes to existing listings within the MLS at SRCAR. This fax/e number will go directly to [jennifer@srcar.org](mailto:jennifer@srcar.org) within the Association. The new fax number is: 951/572-3721.

This new fax/e number was established to assist members when submitting new listings and changes to existing listings directly to the MLS Department rather than through the central fax at the Association office. We hope that you will take advantage of this new service. Should you have any questions, please contact Jennifer Lipscomb at SRCAR at 951/894-2571, ext. 134 or email [jennifer@srcar.org](mailto:jennifer@srcar.org). Thank you.

## REALTOR® Dues Billing

If you have not paid your 2006 Annual REALTOR® Dues, a late fee of \$25.00 has been added to your bill. Dues with the late fee are due by 5:00 p.m. on Tuesday, February 28, 2006 in order to avoid being terminated as a REALTOR® with SRCAR. Payments received after 5:00 p.m. on Tuesday, February 28, 2006 will be subject to all new application fees (\$75.00 for Local and \$30.00 for the State). Remember, if you choose not to pay for this level of your membership, you will not have access to WINForms and other great REALTOR® Membership Benefits and are not considered a REALTOR® member in good standing with SRCAR. If you have questions regarding this, please call the Association office at 951/894-2571.

## MLS Citation/Fine Policy Changes Coming

**Effective January 1, 2006, this revision to the Citation/Fine policy becomes effective.** The policy was distributed to Designated REALTORS® at their meeting in September. Copies of this document are also available on the website at [www.srcar.org](http://www.srcar.org). The document is located on the home page on the right of the screen.

In order to learn more about the new revisions to the MLS Citation/Fine Policy, special training has been scheduled for the following date with more dates scheduled quarterly:

- Monday, February 13, 2006 at 9:00 a.m. – No Seats Available At This Time
- Thursday, April 13, 2006 @ 1:00 p.m.

The training class is approximately 2 hours. Please call the Association office (951/894-2571) to put your name on the list for attendance at this class.

A new fax/e number has been established for this area. Please use it when reporting violations to the Association. This fax/e number will go directly to the [mlsviolations@srcar.org](mailto:mlsviolations@srcar.org) address within the Association. The new fax number is: 951/572-3700. In addition, violations can also be reported via the new 800 line for this department only. The number is: 800/919-1008. We urge you to report any violations using either this fax method or the new 800 number. Thank you.

## New Membership Signups

New members should plan to join the Association during the following hours: **8:30 a.m. to 11:30 a.m. and 1:30 p.m. to 4:00 p.m.** This time period will provide adequate assistance in joining and avoid any unnecessary delays. Please make sure that the application is completed with the MLS Participant/Designation REALTORS® signature. This will enable the staff to complete the process in a more timely and efficient manner. Your assistance is greatly appreciated. Thank you.

A new fax/e number has been established for this department. Please use it when submitting new membership applications and changes to existing members to the Association. This fax/e number will go directly to the [membership@srcar.org](mailto:membership@srcar.org) address within the Association. The new fax number is: 951/253-4795. We hope that you will take advantage of this new service.

## Important Numbers:

- Supra Technical Support @ 800/545-9601 or 877/699-6787
- MRMLS Tech Support @ 800/925-1525 (from 909/951 area codes); 626/574-3830 (from all others)
- WINForms Support Center – 586/840-0140 (<http://support.zipform.com/>)
- CAR Legal Hotline: 213/739-8282
- SRCAR General Office Fax Number: 951/894-2572
- MLS Citations & Fine Policy Department Fax Number at SRCAR @ 951/572-3700
- MLS Citations & Fine Policy Department Toll Free Number @ 800/919-1008
- Membership Department Fax Number at SRCAR @ 951/253-4795
- MLS Department Fax Number at SRCAR @ 951/572-3721
- Grievance & Professional Standards (aka Complaint) Department Toll Free Number @ 800-446-3646

## News from MRMLS

### MRMLS Computer Training

Join the training staff from MRMLS for Computer Training on Thursday, February 16, 2006 for the following classes:

- Listing Upload & Digital Photo (10-12)
- Matrix/SmartMap & Realist (1-4)

Reservations are strongly suggested. Please call SRCAR to reserve your seat today at 951/894-2571. These classes will be offered each month on the 3rd Thursday in the large meeting room at the Association. Please see the calendar for exact dates on the Association's website at [www.srcar.org](http://www.srcar.org).

### MRMLS Presents Smart Trac

Smart Trac web-based application automates, streamlines, and simplifies real estate transactions from listing to closing to post-close. Smart Trac automated 24/7 online access lets you manage files on the run. Training to be held at SRCAR on Friday, March 3, 2006 from 10 to 11:30 a.m. and 1:00 to 2:30 p.m. Call SRCAR to reserve your seat at 951/894-2571.

## News from CAR

### Important WINFORMS® Update

RENEW YOUR WINFORMS® SOFTWARE BEGINNING MARCH 1

Both WINForms Online® and WINForms® Desktop electronic forms software, used by more than 110,000 REALTORS® statewide, must be renewed by March 31 so that you can continue using this free member benefit. Please read the brief instructions below for more information on renewing the version of the software you are using.

#### How do I renew WINForms Online®?

As a Web-based software program, WINForms Online® will automatically prompt you with a renewal screen beginning March 1. Just follow the simple prompts and click on the "I Accept" button to accept the License Agreement to renew your software for another term of use. You must renew WINForms Online® by March 31 or the software will expire.

#### How do I renew WINForms® Desktop?

Beginning March 1, WINForms® Desktop will prompt you to renew the product every time you access the software. Click on "Renew now," accept the License Agreement, and you will have access to the software for another term of use. You must renew WINForms® Desktop by March 31 or the software will expire. Please note: You must be connected to the Internet to successfully renew the software.

## News from NAR

### Stevens Alerts Members to OCC Concerns, Asks Treasury's Snow for Meeting

Letters by the U.S. Comptroller of the Currency allowing banks to develop hotels and other commercial real estate properties risk destabilizing the economy by blurring the separation between banking and commerce, NAR President Thomas M. Stevens told the association's 1.2 million members in a letter last week. Separately, Stevens has asked U.S. Department of the Treasury Secretary John Snow for a meeting to discuss NAR's concerns.

### Home Sales in 2006 to be Slower but Sustainable

Home sales this year are expected to stay below the peak levels in 2005 but will remain historically strong, NAR says. The sales slowdown has already occurred. "Right now, home sales are a little lower than projected, but they can be sustained around current levels," says NAR Chief Economist David Lereah. Existing-home sales are likely to decline 4.7 percent to 6.74 million this year, down from a record 7.07 million units in 2005, while new-home sales are expected to fall 8.5 percent to 1.17 million from a record 1.28 million in 2005; both sectors would see their third best year after the totals for 2005 and 2004.

### NAR Praises President for Backing Small Business Health Care

NAR President Thomas M. Stevens commended President George W. Bush and Congress for their commitment to lowering the health care costs for small business people and said he looks forward to working with Senate leaders to make small business health plans a reality this year. President Bush called on Congress to make sure "individuals and small-business employees can buy (health) insurance with the same advantages that people working for big businesses now get" during last night's State of the Union address. The president signaled his strong support for small business health plans in his State of the Union speech and in follow-up statements.

## **Flood Insurance Reforms Could See House Vote**

House lawmakers were paving the way for a possible floor vote on NAR-supported National Flood Insurance Program reforms in the next several weeks. The reforms, in H.R. 4320, would increase borrowing authority and add coverage to help flood victims meet living expenses and offset business interruptions, among other things. NAR last week urged lawmakers on the Senate Banking Committee, which has yet to pass a bill, to consider reforms that would increase borrowing authority, implement the repetitive loss pilot program, and fund map modernization.

## **FHA Will No Longer Set Buyers' Closing Fees**

In a change that will align FHA more closely with conventional mortgage practices and make FHA financing more attractive to borrowers and sellers, HUD will no longer set the amount of closing costs to be paid by borrowers but will allow lenders to set the amounts, taking into account regional variations. The change is effective for mortgages endorsed on or after Jan. 27 and is intended to address sellers' reluctance to accept a sales contract from a homebuyer wishing to use FHA-insured financing because of the differences from standard practice.

## **Expiring Provisions Move to Tax Conference**

House and Senate versions of tax reconciliation legislation would renew and extend the NAR-supported deduction for brownfields cleanup expenses and the 15-year cost recovery period for leasehold improvements for at least one year, and possibly through the end of 2007. Both provisions expired at the end of last year. On capital gains, the House version of the bill would extend the NAR-supported 15 percent rate through Dec. 31, 2010; the Senate version would make no change, allowing the 15 percent rate to increase to 20 percent, the same rate as in 2003. A conference to resolve differences in the two versions could start the week of Feb. 6.