

SRCAR At A Glance

February 28, 2006



News from SRCAR

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.

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 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. Thank you.

REALTOR® Dues Billing

Today (February 28, 2006) is the deadline to pay your 2006 REALTOR® Dues with SRCAR. A late fee has been added to all unpaid dues as of February 1, 2006.

Dues with the late fee must be paid by 5:00 p.m. on Tuesday, February 28, 2006. Payments received after 5:00 p.m. on Tuesday, February 28, 2006 will be subject to all new application fees (\$75 for Local and \$30 for State). Remember, if you choose not to pay for this level of membership, you will not have access to WINForms and other great REALTOR® Membership Benefits and you will not be considered a member in good standing.

Do Not Mail Your Check. You can call the Association office, pay on line via the Association's website or stop by to make your payment. Payments must be in our office so that we can make our deadlines for the State and National Associations. If you have any questions, please call SRCAR at 951-894-2571 immediately. Thank you.

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. 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:

- 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 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 efficiently 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 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

Frequently Asked Questions about Smart Trac Available On-Line at www.imrmls.com

To access the FAQ, from the [imrmls.com](http://www.imrmls.com) home page, click the Smart Trac animation and select FAQ.

MRMLS has developed a list of Frequently Asked Questions (FAQ) for our members. This FAQ was developed based upon the questions that new users of the system have reported. The real benefits of Smart Trac will be realized more and more as members become proficient in the use of this state-of-the-art technology platform.

Below is a sample of some of the questions:

- What is Smart Trac?
- Can we use Matrix or iMRMLS and Smart Trac simultaneously?
- If a property is not listed in Matrix or iMRMLS can it be accessed via Public Records?
- Do out of area agents have access to the system?
- How do documents get entered into the computer?
- In what format will a WINForms® document be imported?
- Can you be auto-notified for To-Do list items?

Below are some of Smart Trac's features:

- Fast 24 hours of convenient online access
- Manage, Streamline, and Automate To Do Tasks Templates
- Digital Document Management
- Online File Management
- Service Provider Management
- Powerful Reporting

This Smart Trac FAQ is a great reference for all new users of Smart Trac. We encourage you to refer to it as questions come up. Though all members can access Smart Trac now, please note that completion of Smart Trac training is required before you can create a new transaction. We highly encourage all members to take Smart Trac training.

See our Smart Trac webpage for the FAQ's and Smart Trac training:

http://www.imrmls.com/centsite/smart_trac.htm

MRMLS Computer Training

Join the training staff from MRMLS for Computer Training on Thursday, March 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.

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.

No Photo Notification

In order to improve the quality of the MRMLS listing database, the MRMLS Board of Directors and Association Executives approved the development of the No Photo Notification system. On behalf of your Association, MRMLS will be sending an automated notification when a listing passes 10 days of age without a photo.

MLSphotos.com offers a service to take a photo of your listed property for you. MLSphotos.com also has the ability to upload photos directly to your listings. Your Association office may also offer or refer a photo taking service. Depending on your Association's violation policy, a pending photo from a photo take service may not excuse a violation.

MRMLS also offers classroom instruction on photo upload at the Association offices. Photo maintenance is also covered in our Listing Upload manual, which can be found by selecting Training, Manuals, IMRMLS and Listing Upload from www.IMRMLS.com.

Though MRMLS policy contains actionable violations, the no photo violation is a referral to your Association. Each association served by MRMLS has their own Violation policies and procedures. Disputes or questions about violation policy should be directed to your Association Office. See Association Contacts from www.IMRMLS.com for further information.

MRMLS is dedicated to bringing you the best possible systems and service. We feel that an improved consistency with photos will benefit all members.

News from CAR

JOIN C.A.R.'S CLIENT SATISFACTION PILOT PROGRAM TODAY

Do you know how your clients feel about their homebuying or selling experience? If not, you may wish to participate in C.A.R.'s Client Satisfaction Pilot Program. This program is designed to provide you with the tools necessary to offer your clients a superior level of customer satisfaction through a three-part approach: agent training, a third-party client satisfaction survey service, and real-time results. This program will help you understand how to help better serve your clients' needs.

To ensure the program's success, we need a limited number of REALTORS®--agents, brokers and companies--to participate in this one-year pilot program. The costs involved in this program will be discounted in exchange for sharing the research with C.A.R. If you are interested in participating in this important program, or if you would like more information, please contact Sara Sutachan at (213) 739-8224 or saras@car.org.

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

OCC Stands Firm on Its Interpretation of Bank Activities

Comptroller of the Currency John Dugan issued a statement last week that three rulings it issued in December allowing financial institutions to invest in the development of office buildings, hotels, residential condominiums, and windmill farms do not breach the national policy against separation of banking and commerce. The statement was issued shortly after a meeting between Comptroller Dugan and NAR President Tom Stevens, where Stevens shared NAR members' concern that the expansion of bank authority is inappropriate and could lead to banks getting involved in real estate brokerage.

Comptroller General Urges Review of Tax Expenditures

In testimony before the House Budget Committee, U.S. Comptroller General David Walker urged Congress to reevaluate tax expenditures including the mortgage interest deduction. Currently, 2005 tax expenditures are expected to total some \$775 billion. The mortgage interest deduction represents about 8 percent of that total. Walker has recommended that Congress review tax expenditures in the same way that it would a direct spending program, calling tax expenditures an entitlement, like Medicare and Social Security. NAR believes strongly in preserving the mortgage interest deduction and other tax provisions that encourage home ownership, and we will strive to preserve those provisions.

FY 2007 Bush Budget Summary and Highlights for REALTORS®

President George W. Bush's FY 2007 budget request for the federal government to Congress contains many items of interest to REALTORS® and the real estate community. NAR's Regulatory and Industry Relations division issued a report that lists key agencies' discretionary budget authority, summarizes the funding for programs of particular interest to REALTORS®, and describes significant budget-related proposals. Changes under consideration in Congress could have an impact on the real estate profession. The budget request's proposed changes of particular interest to REALTORS® include:

- Risk-based pricing for FHA, with premiums based on the borrower's credit history and other risk factors.
- Reintroduction of two new FHA mortgage products: the zero down payment program for borrowers with good credit and a Payment Incentives Program that would allow borrowers with weak credit histories to get a loan but with higher down payment and higher mortgage insurance premiums.
- Reduction in funding for the Community Development Block Grant Program (CDBG) and its activities.
- The creation of a new Office of Housing Finance Supervision in the Treasury Department that would regulate Fannie Mae, Freddie Mac, and the 12 Federal Home Loan Banks, replacing the Office of Federal Housing Enterprise Oversight (OFHEO) and the Federal Housing Finance Board.