

SRCAR At A Glance

May 2, 2006



News from SRCAR

A Reminder Please – The Staff at the Association office received numerous calls each day regarding legal questions, the use of specific forms in a real estate transaction as well as how to complete the forms. As a reminder, the Staff at SRCAR are not licensed in real estate nor are they attorneys and can not provide this type of information. Please seek the guidance of your Broker or Office Manager and when necessary, please use the CAR Legal Hotline at 213-739-8282. Thank you.

Changes to the Tuesday Marketing Meetings at SRCAR – Due to the growing size of the Tuesday Marketing Meetings at SRCAR, the Board of Directors approved a request to move the meetings from their current location at the Association office to the Temeku Theatres (near K-Mart). This move will be for a trial period of six months and then a review before the directors before a commitment for 2007. Although the meetings will be held off site of the Association, this will still be an event of the organization and the same policies and procedures regarding Antitrust, Recruiting, etc. will be in effect.

This move will be effective on the 1st Tuesday of June – June 6, 2006. The starting time of the meeting will remain the same. There will be some changes to the existing policy of placing properties on tour – but we are still working through them and will have more to report in the coming weeks. Stay tune for more information.

Volunteers – As a reminder, if you wish to volunteer to serve on a committee of the organization, you must be a REALTOR® or an Affiliate in good standing with the Southwest Riverside County Association of REALTORS®. This is in accordance with the Bylaws and Procedures of SRCAR. Thank you.

Agency & Risk Management – Are You Safe? – SRCAR will be presenting a class on Agency & Risk Management on Monday, May 8, 2006 at the Association Office. Registration begins at 8:30 a.m. with Class scheduled from 9:00 – 4:00 p.m. This course will be taught by John Giardinelli, Counsel for SRCAR. John will be providing you with tips on protecting yourself in this ever changing real estate environment. Cost is \$15 for REALTORS® and \$30 for All Others. This event is sponsored by Integra Funding. Seating is limited so please contact the Association Office today at 951-894-2571. No DRE Credit is given for this class.

New Maps Approved – At the Board of Directors meeting of the Southwest Riverside County Association of REALTORS®, new area maps have been approved for Temecula & Murrieta and Lake Elsinore, Wildomar & Canyon Lake. These maps will be available on the Association's website in the coming weeks. Special thanks and appreciation to those members who helped update these documents as well as Jennifer Lipscomb, MLS Staff at SRCAR. Please look for the maps on the website at www.srcar.org in the coming weeks.

Chaplin Services Available – REALTOR® Jim Tracy has volunteered his services as Chaplin (non-denominational) for Southwest Riverside County Association of REALTORS® members. Should you need these services, please contact Jim Tracy at Pacific Pride Property at 949-212-7026. Thank you.

SRCAR Annual Meeting Scheduled and Speaker Selected – Mark your calendars today to attend the Annual Meeting of the Southwest Riverside County Association of Realtors®. This event will be on Tuesday, July 25, 2006 at the Pechanga Resort & Casino. Tickets to go on Sale in June. This year's guest speaker will be Neil Kalin, Associate General Counsel with the California Association of REALTORS®. Neil will be providing us with a mid-year legal update. Not only is Neil a very informative speaker, he also brings humor and good fun to his presentations. We hope that you will make plans to join us.

Residential Purchase Agreement Class Scheduled – This event is now SOLD OUT. Watch for future dates.

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), behind the Church's Suite, at the corner curbs (McAlby and Adams) or in the lots across the street. Your cooperation is greatly appreciated by SRCAR. 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.

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:

- Date to be announced in 3rd Quarter

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.

2nd Annual Easter Seals Benefit Scheduled – Black Mambo is back - May 13, 2006 from 6:30 to 10:00 presented by Century 21, Wright & Stuart Cellars. Cost is \$75 per person. Evening includes: Logo Glass, Two Tickets for Wine, Dinner, Music & Dancing, and Raffle – Tables of 10 can be reserved for \$1000 – Must be 21 years of age – Tax Deductible – Rain or Shine No Refunds. For more information, please call Century 21, Wright at 951/694-5300 or Stuart Cellars at 951/676-6416.

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

REALTOR® Orientation Scheduled – Attention New SRCAR REALTORS® - the next scheduled new member orientation will be on Friday, May 5, 2006 at the Pechanga Resort & Casino (in the Ballroom area) at 8:30 a.m. A continental breakfast will be provided. Reservations are mandatory. Please call the SRCAR office today to reserve your seat at 951/894-2571. Remember, attendance at orientation is a requirement of being a REALTOR® with SRCAR. Don't delay, register today.

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, May 18, 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. Please visit the MRMLS Home Page for training opportunities at www.imrmls.com.

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.

(SRCAR will be adding this policy to the MLS Citation Policy in the coming weeks. More information will follow. Thank you.)

News from CAR

WINForms® Standard Forms Updates Available - The latest versions of C.A.R.'s standard forms are now available for WINForms® Desktop users to download. C.A.R. typically releases standard forms update in April and October. Please read the brief instructions below for more information on updating your WINForms® Desktop software so you have access to the latest forms.

How do I update WINForms® Desktop?

As a current user, WINForms® Desktop will prompt you to download the forms software update with a "Checking for Updates" screen when you log in to the software. Click on "Continue," download and install the forms update, and you will have access to the latest forms.

Please note: As a Web-based software program, WINForms Online® will automatically include the new and revised forms. You do not have to download any forms software update for WINForms Online®.

News from NAR

Existing-Home Sales Rise Again - Sales of existing homes edged up in March following a strong rebound in February, NAR says. Total existing-home sales--including single-family, townhomes, condominiums and co-ops--rose 0.3 percent to a seasonally adjusted annual rate of 6.92 million units in March from a pace of 6.90 million in February, but were 0.7 percent below a 6.97 million-unit level in March 2005. David Lereah, NAR's chief economist, says sales are leveling out. "It's a good sign to see home sales holding close to the level of a strong rebound in the month before," he says. "This is additional evidence that we're experiencing a soft landing. We may see some minor slowing in home sales as interest rates rise, but the market clearly is stabilizing." Lereah expects 2006 to be the third strongest year on record for home sales. For more info, [click here](#).

Federal Terrorism Insurance Backstop Needs Consideration, NAR Says - The private sector has yet to develop an effective reinsurance market or make terrorism coverage available consistently, so a federal role providing reinsurance is an appropriate consideration in trying to solve insurance issues raised by

terrorism, NAR told a federal financial markets working group. Insurance is a key issue for maintaining a vibrant commercial real estate market. NAR also told the group, called the President's Working Group on Financial Markets, that private insurers are unlikely to develop coverage for nuclear, chemical, biological, or radiological attacks. The group has until Sept. 30 to provide President Bush with its recommendation on a long term insurance solution. To access NAR's letter, [click here](#).

Bills Introduced to Make FHA Loans More Viable - Rep. Bob Ney (R-Ohio) and several cosponsors have introduced a bill, H.R. 5121, to make FHA loans more attractive to borrowers by increasing its loan limits, both nationally and in high-cost areas, and eliminating its 3 percent down payment requirement. The bill would also allow the agency to extend loan terms to up to 40 years and to price loans depending on borrowers' risk. NAR supports the provisions and expects to develop a policy on FHA risk-based pricing at the 2006 Midyear Legislative Meetings & Trade Expo. Another bill, S. 2597, introduced by Sen. Hillary Clinton (D-N.Y.), would raise the FHA loan limits nationwide to the lesser of the Fannie Mae and Freddie Mac conforming loan limits or the median single-family home price in the area.

Analysis of FCC Revised Fax Rules Available - The Federal Communications Commission has revised its fax rules, as required by the Junk Fax Prevention Act of 2005. The rules incorporate many of the arguments made by NAR during the rulemaking process and in general are favorable to REALTOR® associations and real estate professionals. To access an analysis of the rules by NAR Legal Affairs, [click here](#).

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