

# SRCAR At A Glance

July 4, 2006

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## News from SRCAR

**Matrix System is Coming** – In early fourth quarter 2006, MRMLS will transition from IMRMLS to MRMLS Matrix. All entry of listings will occur in our new Matrix program at that time. As a result, MRMLS would like to officially reintroduce MRMLS Matrix, the new state-of-the-art Web-based MLS system. Overview classes are available, but space is limited, so sign up now!

Go to <http://www.imrmls.com/centsite/training.html> to sign up for training.

**Check Out [www.srcar.org](http://www.srcar.org)** – Have you been to the Association's website lately? Check it out. New information is posted daily, weekly and monthly. Your comments on our site would be greatly appreciated. SRCAR views the website as a source of information for you, OUR REALTORS®.

**Tuesday MLS Marketing Meeting Has Moved** – As a reminder, the Tuesday MLS Marketing Meeting has moved to the Temeku Theatres in Temecula (near K-Mart). The meeting begins at 8:30 a.m. with Beverages & Breakfast provided by one of our Great SRCAR Affiliates and their company. The meeting is hosted by a member of the Board of Directors and Bernie Thomas.

Any listings Members wish to be included on the caravan for the Tuesday Marketing Meeting preview must have the listing in the "Agent Open House" section of the MLS by 7:30 a.m. the Tuesday of the caravan. Any listings received after the stated time may not be included in the printed caravan sheet that is distributed at the Tuesday meeting. Copies of the printed caravan sheet will be made available either at the Tuesday Marketing Meeting or at the Association office.

*Members who have properties on the weekly tour and who are attending the Marketing Meeting are asked to sit in the first few rows at the Theatre so that promoting your listings during the meeting will be easier to pass the microphone.*

Members are urged to place photos of their properties on their listings so that they maybe highlighted at the tour meeting when the properties are scheduled for tour. Any questions about placing properties on tour can be directed to the SRCAR Staff at the Association office at 951-84-2571. Thank you.

**Voting for the Board of Directors for the Southwest Riverside County Association of REALTORS®** - Voting is being held from July 1, 2006 until 5:00 p.m. on July 21, 2006 via online at the Association's website at [www.srcar.org](http://www.srcar.org). All active REALTORS® with SRCAR are eligible to vote.

To vote online, please go to [www.srcar.org](http://www.srcar.org) and follow these instructions:

- Click onto SRCAR Online (to the right under the flying balloons) or from the middle of the SRCAR Home Page
- Log onto the online system using your MLS Public & Private IDS (REALTORS® OF SRCAR Only) – USE ALL CAPS
- Click onto Votenet E-Ballot
- Please vote up to 5 candidates

*If you have a pop-up blocker, you will need to turn it off. A blue bar at the top will appear, you will then need to right click on the bar to temporarily disable the pop-up.*

If you experience problems or difficulties, please call or stop by the Association office and a member of the staff will be able to assist you. SRCAR is available at 951-894-2571.

**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.

**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.

**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 951-699-3199 or by cell at 949-212-7026. Thank you.

**SRCAR Annual Meeting on Tuesday, July 25, 2006** – Come Join the Celebration at the SRCAR Annual Meeting on Tuesday, July 25, 2006 at 8:30 a.m. in the Ballroom Area at the Pechanga Resort & Casino. Doors will open at 8:00 a.m. (seating is first come, first serve) and a Breakfast Buffet will be provided. Tickets are on sale now at the Association office for \$5.00. A special thank you to the following Sponsors of this event:

First American Title	Stewart Title of California
Old Republic Title	Bank of America
Chicago Title/Ranch & Coast Escrow	Countrywide Home Loans
Home Loans Experts/Team Temecula	American Home Mortgage
USA Federal Credit Union	Hallmark Escrow Company, Inc.
Doc Pros, Inc.	American Real Estate Inspection

Tickets must be presented at the door. Tickets are non-refundable. Tickets will be on sale until 5:00 p.m. on Friday, July 23<sup>rd</sup>. Seating is very limited, so please get your tickets early.

This is a great opportunity to network with friends and meet new associates. Our guest speaker will be Neil Kalin from the California Association of REALTORS® who will provide us with a legal and form update. The results of the Board of Director elections will also be announced along with an update from the SRCAR Leadership on the state of the organization.

**Special Matrix Training has been added for SRCAR Members attending the Annual Meeting** – SRCAR will be providing training on the Matrix system after the conclusion of the SRCAR Annual Meeting on July 25, 2006 in the Hummingbird Hall at Pechanga (approximate time 10-12). **Seating is very limited.** In order to attend, you must be attending the Annual Meeting. When you purchase your tickets, please let the Association staff know that you wish to

attend this training. Your name will be added to our list. We expect that this training will be sold out so please do not delay. Once the seating reaches capacity, no additional names will be accepted. 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 [mls@srcar.org](mailto:mls@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 [mls@srcar.org](mailto:mls@srcar.org). Thank you.

**New Email Address for the Supra/Lockbox Department at SRCAR** – A new email address has been established at the Association office for questions, comments and concerns regarding the Supra Keys & Lockbox Department. The email address is: [suprakeys@srcar.org](mailto:suprakeys@srcar.org). Michelle Medley from the Association office is currently the staff administrator in this area. Michelle can be reached at 951-894-2571. 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](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 or [mlsviolations@srcar.org](mailto:mlsviolations@srcar.org)
- MLS Citations & Fine Policy Department Toll Free Number @ 800/919-1008
- Membership Department Fax Number at SRCAR @ 951/253-4795 or [membership@srcar.org](mailto:membership@srcar.org)
- MLS Department Fax Number at SRCAR @ 951/572-3721 or [mls@srcar.org](mailto:mls@srcar.org)
- Grievance & Professional Standards (aka Complaint) Department Toll Free Number @ 800-446-3646
- Supra/Lockbox Department at SRCAR @ 951-894-2571 or [suprakeys@srcar.org](mailto:suprakeys@srcar.org)

## **News from MRMLS**

**MRMLS Computer Training** – Join the training staff from MRMLS for Computer Training on Thursday, July 20, 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 3<sup>rd</sup> 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).

**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](http://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](http://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.)

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MRMLS Matrix Features include:

- Enhanced Searching Capability
  - Lightning Fast Searches, 24 hours-7 days a week
  - Save Favorite Searches and Watch Lists
  - Multi-Listing Selection and Improved Sorting
- Email
  - Saved email history
  - Auto email with personalized messages & contact management
  - Reverse Prospect
- Improved Mapping
  - View a map of any property or multiple properties at once
  - Draw a box around any area and MRMLS Matrix will find all matching listings (October 2006)
  - Get driving directions (October 2006)
- Secure Environment
- Photo Support

- Imported photos are resized automatically (October 2006)
- Upload up to 20 Photos per listing (October 2006)
- Wireless Access
  - We will be launching MRMLS Mobile in July, a mobile access and search site that supports any html browser enabled phone
- Instant Messaging

Reliable direct communications with other agents over the MRMLS private messaging system (October 2006)

## News from CAR

Member Legal Services has published a new disclosure chart, [New Home \(Residential One-to-Four Units\) Disclosure Chart](#), (June 20, 2006). It is available on Legal's [What's New](#) and the [Legal Memoranda](#) pages on *C.A.R. Online*. This chart supersedes the 2003 legal article, *Disclosure Requirements for Newly-Built Homes in a Subdivision*. Furthermore, this chart is intended to assist our members in determining the disclosure requirements for various types of new residential construction. There is also a link to a printer-friendly PDF version of the chart.

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**California REALTOR® EXPO 2006**, the state's largest real estate trade show, draws thousands of California's key franchise execs, top producers, and movers and shakers every year for educational, networking and professional development opportunities.

In addition, hundreds of top industry vendors and service providers showcase their latest products and information in the Exhibit Hall. And, a special pre-EXPO event, Tech Tuesday, features a full day of comprehensive training geared toward assisting today's REALTOR® to stay on the cutting edge of real estate technology.

Don't miss your chance to hone your professional knowledge and network with peers at the California REALTOR® EXPO 2006 at the Long Beach Convention Center. **October 17 - 19, 2006 at the Long Beach Convention Center.**

## News from NAR

**Former Presidents Bush, Clinton to Speak at NAR Conference** -Joining REALTORS® at the site of the most destructive hurricane ever on U.S. soil will be former presidents George H.W. Bush and William Clinton. They'll take the stage during the General Session at the 2006 REALTORS® Conference & Expo in New Orleans. Presidents Bush and Clinton -- who worked together on relief efforts after the 2004 South Asian tsunami and again after Hurricane Katrina in 2005 -- will talk about their Katrina relief efforts. The Bush-Clinton Katrina Fund has raised more than \$100 million to date and has so far announced \$40 million in grants to the affected states and \$30 million in grants to higher education institutions that were devastated by Katrina, the presidents' foundation Web site says. REALTORS® and others in the real estate community have stepped up to the plate, too, contributing some \$18 million to the REALTOR® Relief Foundation, American Red Cross, United Way, and other charities to help storm victims. Also at the General Session, NAR 2006 President Thomas M. Stevens will give his industry address and recognize the outstanding achievements of REALTORS®. The General Session is Saturday, Nov. 11, 4-6 p.m. For more on the conference, [click here](#). To register online, [click here](#).

### Supreme Court to Hear OCC Preemption Case

NAR hails a decision by the Supreme Court of the United States to hear a case based on preemption of state banking laws under a regulation by the U.S. Office of the Comptroller for the Currency. In the case, the U.S. Court of Appeals for the

Sixth Circuit ruled that Wachovia Corp. had the right to conduct business in Michigan through its operating subsidiary, a mortgage unit of the national bank, and that the subsidiary was not subject to Michigan statutes and regulations, which include mortgage lending laws. "We're glad the U.S. Supreme Court is taking a look at this case," says NAR President Thomas M. Stevens. "The OCC went too far when it created a new standard to exempt operating subsidiaries of national banks. We believe that the OCC has misused its power and misinterpreted federal law by extending preemption privileges to operating subsidiaries, such as mortgage companies, allowing them to circumvent state real estate lending and licensing laws."

**NAR Seeks Meeting With New FDIC Chair** - NAR staff is arranging a meeting between NAR President Thomas M. Stevens and new Federal Deposit Insurance Corporation Chair Sheila Bair to discuss applications from Wal-Mart and Home Depot to acquire specialized banks called industrial loan companies, among other issues. With her appointment earlier this month as chair, the FDIC board is at full strength and is expected to decide how to proceed on the Wal-Mart and Home Depot proposals.

**NAR Calls FHA Reform 'Long Overdue,' Backs Bill** - Reform of FHA's single-family mortgage insurance program will provide home buyers with an affordable alternative to higher-cost loans and help bridge the gap in minority homeownership, NAR President Thomas M. Stevens told the U.S. Senate Housing and Transportation Subcommittee at a recent hearing. Among reforms Congress is looking at: allowing 40-year fixed-rate loan terms and the imposition of risk-based pricing.

**VA Loan Guarantee for Co-ops OK'd By Panel** - In a move backed by NAR, the U.S. Senate Veterans Affairs Committee passed legislation expanding U.S. Department of Veterans Affairs loan guarantees to purchases of co-op units. The bill, the "Veterans' Choice of Representation and Benefits Enhancement Act of 2006," (S. 2694), goes to the Senate floor for a vote.

**Senate Could Vote on Estate Tax Bill this Week** - Estate tax legislation that retains stepped-up basis and provides a \$5 million exclusion ( \$10 million per couple and indexed for inflation) could go to the U.S. Senate floor before the end of this week for a vote. The legislation, which also includes provisions to tax estates of up to \$25 million at 15 percent and amounts over \$25 million at 30 percent, is a compromise worked out between House and Senate leaders to show that the House, which has previously approved permanent repeal, is willing to compromise to create certainty, say NAR tax analysts. Without action, the tax will change yearly between now and 2011, creating uncertainty. Among other things, NAR sees the need for changes that would create certainty about estate taxes, since that would benefit REALTORS® with estate planning concerns. In addition, family-held businesses and investments would benefit from reforms allowing these assets to be passed easily from generation to generation.

**Existing-home Sales Post Modest Easing** - Sales of existing homes declined slightly in May with home prices rising near normal rates, NAR says. Total existing-home sales--including single-family, townhomes, condominiums and co-ops--eased 1.2 percent to a seasonally adjusted annual rate of 6.67 million units in May from a pace of 6.75 million in April, and were 6.6 percent below the 7.14 million-unit level in May 2005. "There is now a clear pattern of slower home-sales activity in many higher cost markets, which are more sensitive to rises in interest rates, and higher home sales in moderately priced areas which have experienced job growth," says NAR Chief Economist David Lereah.

**Rising Payments Becoming Homeownership Barrier** - One out of three Americans worries that rising monthly payments, especially property taxes and energy costs, will force them to sell their home and buy a less expensive one, NAR's fourth annual National Housing Opportunity Pulse finds. Other findings: By a 2-to-1 margin, Americans believe that high monthly payments rather than high down payments are the greatest obstacle to buying a home, and rising property taxes are the leading concern associated with owning a home. "It's clear America is facing a crisis in housing opportunities with nearly two-thirds of families concerned about being able to find a home they both like and can afford," says NAR President Thomas M. Stevens.