

# SRCAR At A Glance

July 18, 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.

**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 is receiving 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.

**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). Michele Medley from the Association office is currently the staff administrator in this area. Michele 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).

## News from CAR

**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.**

#### **WANTED: PARTICIPANTS FOR C.A.R.'S BIENNIAL MEMBER PROFILE SURVEY**

Do you wonder what your fellow REALTORS® are doing to keep their edge in real estate? Are you interested in learning about the types of training that are useful in the field, and what professional designations your colleagues have earned? If so, please complete the C.A.R. Member Profile Survey. The results of this biennial survey enhance C.A.R.'s understanding of REALTOR® needs and are used extensively in member outreach presentations, policy analysis, and other efforts benefiting the REALTOR® community. We thank you in advance for your participation. If you complete the survey online, you will receive a complimentary copy of the full report, a \$25 value. To participate, please click here: <http://www.surveymonkey.com/s.asp?u=678672280753>.

#### **REGISTER TO VOTE!**

Please join C.A.R.'s efforts this year to register new voters! We have sent out to various REALTORS® 5,211 voter registration materials. Remember, you can give voter registration cards to your clients at closing. Send them out in your marketing materials or have a voter registration display in your office. We are encouraging every California REALTOR® to register at least TWO new voters before October 23, 2006, which is the voter registration deadline for the November 7, 2006 general election. To order blank registration cards or a display box for your office please fill out the attached [form](#).

## **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](#).

**NAR to Congress: Fix Loophole Permitting Commercial Firms to Own Banks** - Congress should consider tightening a loophole that permits commercial firms to control federally insured banks, NAR President Thomas M. Steven says in written testimony to the U.S. House Subcommittee on Financial Institutions and Consumer Credit. Recent applications for federal deposit insurance by Wal-Mart and Home Depot for industrial loan companies, which are a type of federally insured bank, have again raised deep concerns about the dangers of mixing banking and commerce. Stevens emphasized that the FDIC would set a dangerous precedent if it approves Wal-Mart's and Home Depot's applications. For more on Stevens' comments, [click here](#). For information on a bill recently introduced that would close the loophole, [click here](#).

**Forecast: Home Sales to Stabilize** - Home sales are projected to ease modestly but should stay within a relatively narrow range over the balance of the year, NAR says. "The major housing indicators have been moving up and down within a reasonable range, which means the market should even-out just below present levels," says NAR Chief Economist David Lereah. "At the same time, housing inventory levels are balanced in much of the country, so overall price appreciation will be at a normal rate. We should see home sales rise and fall month to month, but don't look for any big shifts one way or the other." Existing-home sales are expected to decline 6.7 percent to 6.60 million in 2006 from 7.08 million last year. That would still be the third-highest level on record. New-home sales should fall 12.8 percent this year to 1.12 million from 1.28 million in 2005. Housing starts are forecast to decline 6.8 percent to 1.93 million this year from 2.07 million in 2005. For more info, [click here](#).

**Housing Preservation Legislation Introduced** - Sens. Gordon Smith (R-Ore.) and Chuck Schumer (D-N.Y.) have introduced legislation, the "Affordable Housing Preservation Act of 2006," S. 3616, to reduce the tax penalty facing owners who sell their federally subsidized multifamily properties. The legislation seeks to balance longstanding owner concerns over tax hurdles to property sales, which stem from a 25 percent depreciation recapture tax that many owners are unable to pay from sales proceeds, while preserving affordability by requiring owners to sell to buyers who commit to preserving project affordability. A companion bill, H.R. 3715, has been introduced in the House by Reps. Jim Ramstad (R-Minn.) and Ben Cardin (D-Md.).

**Less than Half of Down payment Assistance Funds Spent, GAO Finds** - Only \$98.5 million of \$211 million appropriated by Congress for the American Dream Down payment Initiative had been spent through 2005, according to a review by the federal Government Accountability Office. The program tries to help eligible low-income households become home owners by providing them down payment and closing cost funds. GAO indicated that many municipalities reported that the combination of high housing prices and the low incomes of eligible families made it challenging to spend the funds. The amount of individual assistance is limited to the greater of \$10,000 or 6 percent of the home purchase price. NAR strongly supports the program, created in 2003.

**New Treasury Chief Hears from NAR on Banks** - NAR President Thomas M. Stevens invited new U.S. Treasury Secretary Henry M. Paulson, Jr., to meet on the need to maintain the separation of banking and commerce, among other industry issues, in a letter of congratulations. NAR wants to use the meeting to discuss three primary issues: 1) Keeping property insurance available and affordable; 2) Avoiding changes to the U.S. Tax Code that would weaken homeownership or the real estate industry; 3) Blocking regulatory actions that weaken or have the potential to weaken the national policy against mixing banking and commerce. These regulatory actions include the Treasury-Federal Reserve "banks in real estate" proposed rule, the rulings of the U.S. Office of the Comptroller of the Currency (OCC) that expand the authority of national banks to engage in real estate development, and applications from Wal-Mart and Home Depot to own industrial loan companies (ILCs), a type of federally insured state bank. To read Stevens' letter, [click here](#).