

# SRCAR At A Glance

August 29, 2006

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## News from SRCAR

**Website Update** – Have you taken a few moments to visit the Association's website at [www.srcar.org](http://www.srcar.org)? If not, please do so today. Lots of new and enhance items are there for your information on the Southwest Riverside County Association of REALTORS®. Comments regarding the site and its features can be directed to Daniel Brincat, IT Manager ([Daniel@srcar.org](mailto:Daniel@srcar.org)) at the Association office.

**Matrix System is Coming** – In early fourth quarter 2006 (October 3, 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. The next class offered at the Association office will be on Thursday, September 21, 2006 from 1:00 p.m. to 4:00 p.m. Seating is limited so please RSVP today with your Association office at 951-894-2571. Thank you.

As a reminder, when the Matrix System becomes the primary system, the history from the previous system will be transferred over. Unfortunately, your prospects will not and you will need to set up this feature in the Matrix System.

**Auto Pay to Discontinue January 1, 2007** – If you currently have a credit card authorization on file with the Association of REALTORS® to pay your quarterly MLS Dues and Lockbox Fees, please be advised that as of January 1, 2007, this service will no longer be available. Dues can be made via the Association's website at [www.srcar.org](http://www.srcar.org) – it is safe and secure and a receipt will be issued to you immediately. You can pay using your Visa, MasterCard, American Express and Discover Credit Cards. Debit cards will also be accepted provided they have the Visa or MasterCard logo on them. If you have any questions, please do not hesitate to contact a member of your Association Staff at 951-894-2571. Thank you.

**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.

**Labor Day Holiday Observance** – As a reminder, the Southwest Riverside County Association of REALTORS® office will be closed on Monday, September 4, 2006 in observance of the Labor Day Holiday. Please make a note of this and plan accordingly. Thank you.

**Residential Transaction Coordinator Class Scheduled** – Want to develop the skills to become a Transaction Coordinator? Want to go from being a good transaction coordinator to a great one? Then join us for Transaction Coordinator Training at your Association on Wednesday, September 6, 2006 from 9:00 a.m. to 3:00 p.m. This is a fee class – cost is \$40 for REALTORS® and \$60 for all others. Please contact Leslie Smith at your Association office at 951-894-2571 for additional information. Thank you.

**Special Scheduled at SRCAR on September 8<sup>th</sup>** – In order to be better prepared for the upcoming changes to the MLS system on October 3<sup>rd</sup>, your Association office will be closed until 11:00 a.m. on Friday, September 8, 2006 for special Matrix training. We ask that you please make a note of this and plan accordingly. Thank you.

**Short Sale/Foreclosure Class Coming Soon** – Need to understand Short Sales and Foreclosures? Then join us on Thursday, September 14, 2006 from 1:00 to 2:30 p.m. at your Association Office. This is a fee event. Please contact Leslie Smith at your Association office at 951-894-2571 for additional information. Thank you.

**Brown Bag Lunch with John Giardinelli** – Are you having a difficult transaction and need a legal question answered? Do you have a legal question on one of the many C.A.R. forms? Want an update on the latest changes to forms and contracts? Want to know what is on the horizon? Then join SRCAR Legal Counsel John Giardinelli on Friday, September 15, 2006 at 11:30 a.m. in your Association Office for a “Free” Brown Bag Lunch. This event is “FREE” and available only to REALTOR® and Affiliates of SRCAR only. Seating is limited so please contact your Association office today at 951-894-2571 to reserve your seat today. Remember, since this is a working lunch; please bring your own lunch.

**A Reminder Please** – The Staff at your 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.

**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, September 21, 2006 for the following classes:

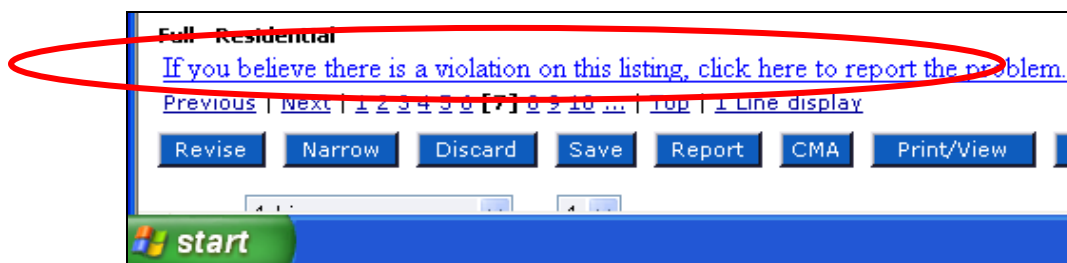
- Listing Upload & Digital Photo (10-12)
- Matrix & SmartMap (1-4)

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).

**Listing Error Reporting Now Part of MRMLS Matrix** - It's 2:00AM, you're sleepy, yet surfing the MRMLS trying to find that perfect match for your eager buyer, and you spot an error in a listing. What do you do?

With MRMLS Matrix:

- It is convenient and easy to report an error 24 hours a day, seven days a week with a few clicks of the mouse



- The new error/violations reporting link has been placed at the bottom of every listing
  - When the link is clicked, a form appears with an area to describe the violation

Once completed and submitted, the violation ticket is assigned to the MRMLS Compliance

## News from CAR

Member Legal Services has published a revised legal article, [Private Arbitration and Mediation](#), (August 29, 2006). It is available on Legal's [What's New](#) and the [Legal Articles](#) pages on *C.A.R. Online*.

The article has been reviewed for accuracy and there have been no substantive changes to the law.

Member Legal Services has published two revised legal articles, ***MLS Offers of Compensation on Short Pay and Probate Transactions*** (August 12, 2006) (<http://www.car.org/index.php?id=MTYzMA==>) and ***Variable Dues Formula*** (August 15, 2006) (<http://www.car.org/index.php?id=MzAzOTQ=>). They are available on Legal's [What's New](#) and the [Legal Articles](#) pages on *C.A.R. Online*.

There have been several substantive changes to the MLS Offers of Compensation article and Question 3 has been added to the Variable Dues article.

### **C.A.R.-SPONSORED LAND USE LEGISLATION PENDING IN SENATE**

C.A.R.-sponsored AB 2511 (Jones), "Land Use Housing," is currently pending on the senate floor. If passed, this measure will amend the Permit Streamlining Act to apply to subdivisions that have a much smaller percentage of affordable housing; require local governments to their housing production to the state to ensure they can accommodate their share of the regional housing need for the ensuing five years; provide judicial relief for those who challenge local governments refusing to disclose to the Dept. of Housing their plan for meeting the regional housing need; and require the plaintiff to inform the Attorney General should a plaintiff sue the city or county alleging the government is not in compliance with state law.

AB 2511 also would will require cities and counties to adopt and publish clear and objective development standards (e.g., zoning code requirements) and prohibit any change in those standards after a building application is completed. Developers should be able to rely on the standards throughout the local government review process and not have the rules arbitrarily changed during the process

**REALTOR® Night Out Contest** - Register for the California REALTOR® EXPO 2006 and purchase a ticket for the REALTOR® Night Out event, and your name will automatically be entered into a drawing for: an iPod 60GB with an iHome iH6 Clock Radio for iPod; a Nintendo DS Lite handheld video game system with \$100 worth of games; or a fish-themed bowling ball and retro bowling ball bag. If you previously purchased a ticket for the REALTOR® Night Out event, then you're already entered into the contest.

Entrants must register for the California REALTOR® EXPO 2006 and purchase a ticket for the REALTOR® Night Out event on or before 11:59 p.m. on September 15, 2006 to participate. For information on how to register, [click here](#). One entry per registrant.

Winners will be selected randomly on October 13, 2006 and will be announced at the REALTOR® Night Out event on October 18, 2006. Winner need not be present at announcement to win. If winner is not present, the prize will be sent via regular mail by November 10, 2006 to the winner's business address.

One prize per registrant. Winners are ineligible to win any other prizes in the contest.

A registrant will be ineligible to participate in the contest if he or she requests or receives a REALTOR® Night Out event ticket refund prior to the event.

#### Prizes:

- Grand prize: iPod 60GB, iHome iH5 Clock Radio for iPod (retail value: approx. \$500)
- Second prizes (2): Nintendo DS Lite with \$100 worth of games (retail value: approx. \$230)
- Third prizes (3): Fish-themed bowling ball\* & retro bowling ball bag (retail value: approx. \$150)

*\*Bowling ball comes undrilled and must be taken to a bowling pro-shop for finger hole drilling. Winner is responsible for all drilling fees.*

**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](#).

**NAR: Existing-home Sales Down, Prices Softening** - Existing-home sales were down in July, while home prices in many areas are slightly below year-ago levels, NAR says. Total existing-home sales--including single-family, townhomes, condominiums, and co-ops--dropped 4.1 percent to a seasonally adjusted annual rate of 6.33 million units in July from a downwardly revised pace of 6.60 million June, and were 11.2 percent below the 7.13 million-unit level in July 2005. David Lereah, NAR's chief economist, says higher interest rates dampened sales but that price softening is good news for the housing market because it is drawing buyers. "Many potential home buyers have been on the sidelines, some 'kicking the tires,' but mostly waiting for sellers to compromise on prices and terms," he said. "Now sellers in many areas of the country are pricing to reflect current market realities. As a result, there could be some lift to home sales, but it'll likely take some months for price appreciation to rise."

**FDIC Head Welcomes Dialogue with NAR on Banks, Insurance** - The new chair of the Federal Deposit Insurance Corporation, Sheila Bair, held wide-ranging discussions with NAR 2006 President Thomas M. Stevens on Tuesday in a productive get-acquainted meeting. Bair, who has headed FDIC since June, said she welcomed hearing NAR's views on keeping national banking conglomerates out of real estate brokerage and property management. Stevens and Bair also discussed NAR concerns over recent applications by big retailers Wal-Mart and Home Depot to launch or acquire industrial loan companies, which are a type of state-chartered, federally insured bank that have been a toehold into the banking world for commercial firms.

The FDIC, in part due to concerns NAR raised in letters and testimony to the FDIC, has issued a six-month moratorium on

ILC applications while it reviews its policies. Bair is also considering an invitation from Stevens to have an FDIC representative at a natural disaster preparedness symposium NAR is hosting in mid-September to forward national dialogue on the need for a federal role in ensuring the availability and affordability of homeowners' insurance throughout the U.S., and particularly in disaster-prone areas like Florida and Louisiana.

**Partners Can Dissolve Real Estate Partnership** - A modification to a real estate partnership agreement did not alter an initial agreement that stipulated that the partnership would end after 30 years, the United States Court of Appeals for the First Circuit ruled, partially affirming the trial court decision. In reversing a portion of the trial court ruling, the court said partners who wanted to exit the partnership and thereby dissolve it could receive the liquidated value of their interest and not have to find an offer for their shares and give the remaining partners the right to exercise their right of first refusal. The case was sent back to trial court to grant the exiting partners the relief they sought in their lawsuit. For a summary of the case in The Letter of the Law, NAR's online legal newsletter, [click here](#).