

I.W.V. REAL ESTATE VIEWS

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INSIDE THIS ISSUE

From the President

MLS Committee News

April - May Events Calendar

New or Revised C.A.R. Legal Memoranda

APRIL – MAY EVENTS CALENDAR

MLS Committee Meeting Wednesday, April 11, 9 a.m.,
Association Office

Board of Directors Meeting, Tuesday, April 17, 12:00 noon,
Association Office

Economic Development Committee Meeting, Thursday,
April 26, 2 p.m., Association office

MLS User Agents & Assistants Training

Agents, Tuesday, May 22, Session 1, 9am -12 noon

Agents, Tuesday, May 22, Session 2, 1 pm - 4 pm

Agents, Wednesday, May 23, Session 1, 9 am -12 noon

Agents, Wednesday, May 23, Session 2, 1 pm - 4 pm

Brokers, Thursday, May 24, Session 1, 9 am - 12 noon

Brokers Staff, Thursday, May 24, Session 2, 1 pm – 4 pm

Association Staff, May 25, Association office closed.

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FROM THE PRESIDENT

It's hard to believe that we are already into the fourth month of 2007. Time flies when you're having fun. I would like to take a moment to thank Debbie Ball and the MLS Committee for all of their hours of hard work on setting up our new Rapattoni MLS. If you happen to see Debbie Ball out and about, please take time to thank her for all of the countless hours that she has given in service to our Association.

We had a great turnout for the General Membership Meeting & Luncheon. Sixty-two members, affiliates and guests attended. David and I gave our reports on the C.A.R. Directors Business Meetings which we attended in Monterey. A great big thank you to Chino Jacobs at FATCO and Darla Patterson at Alta One Federal Credit Union for sponsoring the luncheon.

Chino and the Association co-sponsored a Code of Ethics New Member Orientation with Michele Hunt of Greater Antelope Valley Association of Realtors as the instructor. The class was very interesting and informative and was well attended. Thank you Chino for supporting us once again.

Now is the time of year when N.A.R. is sponsoring the eighth annual "Good Neighbor Awards". REALTOR® Magazine is looking for REALTORS® who are making exceptional contributions to the quality of life in their communities. Eligible activities include anything that makes a community a better place to live. "Good Neighbor Awards" entries must be received by Friday, May 25, 2007. Applications are available at the Association office.

If you drop by the Association office please welcome new assistant Tina Whisman who joined our staff on Monday, March 26. She's is a great addition to our team.

President's column continued on Page 2.

President's column continued from Page 1.

Please welcome new members John Chaconas, Appraiser, Nova Terra Appraisal Group, Inc.; Ronnie Corley, Designated Realtor®, RE/MAX At Your Service; Terri Weisbrich, Designated Realtor®, China Lake Choice Realty; Sue Davis, Realtor®, China Lake Choice Realty; Guadalupe Durham, Realtor®, Randall Durham, Realtor®, and Deborah Gonzales, Realtor®, Robert Petty, Realtor® & Karen Trickel, Realtor®, all of Wil Bundy's Real Estate; George Hellberg, Appraiser, Hellberg Appraisals; Jordan Sparks, Realtor®, Ridgecrest Help-U-Sell Realty, Kim Trost, Appraiser, Trost and Associates, and Lupe Vizcarra, Realtor®, A1 Realty. Congratulations Wil Bundy on bringing all your Realtor® members into the Ridgecrest Area Association of Realtors fold.

Local contributions to the 2007 C.A.R. REALTOR® Action Fund have been made by 40 out of 89 of our renewing REALTOR® members. That's only 45% of renewing members. Let's get those numbers up. I cannot stress to many times how important it is to contribute to the Realtor Action Fund. Your contributions pay for lobbyists who service the interests of our REALTOR® members and of the public in Sacramento. I know that things have been a little slow since the first of the year but contributions are accepted throughout the year. Make a pledge to yourself to make a contribution when you get that next check at close of escrow.

Have a great spring and happy holidays.

Sincerely,

Joette Chantler, President

MLS COMMITTEE NEWS

Our projected live date for our new MLS is May 30, 2007. Rapattoni representatives will be here for training classes on May 22 through May 24, 2007. It is imperative that you sign up for training and attend your scheduled training session. Brokers have sign up sheets in their offices. Your actual training class date and time will be confirmed prior to the training dates. Also, sometime in May we will be switching over to the new GE Security Supra lock box system. Stay tuned for more information on this too.

On a recommendation of the MLS Committee, the Board of Directors has voted to make it a policy that photos must be submitted for all properties on the MLS database except vacant land and Commercial listings. This includes all other categories regardless of location. The policy takes effect immediately. Please check all your listings in all categories to make sure that they are current. A report was done to check only vacant land listings. It was found that 24 vacant land listings have been pending more than six months, some since 2004. **Please bring all your listings current.** We do not want to start a brand new MLS listing database will antiquated information. Also, effectively immediately the Association will no longer buy back lockboxes. We were buying back the used lockboxes when agents turned in their lockbox keys and left the business, so that we would not run out of lockboxes.

Let's please act like the professionals that we are and keep an eye on the children of our clients when they are in the homes of other clients. Recently a home was left with two large blobs of gum on the carpet. Of course no business card was left behind to identify the showing agent. This will not happen after the new lockbox system is in place, as members will be able to access the new system and know exactly which agent took clients into the home.

Soon we will bring you more information on the new lockbox system options, features and pricing. We are anticipating a smooth transaction and are sure that you are going to be very happy with the new products and services.

Debbie Ball, Chairperson

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NEW OR REVISED C.A.R. LEGAL ARTICLES OR MEMORANDA

(Available on Legal's [What's New](#) and the [Legal Memoranda](#) pages on [C.A.R. Online](#) @ [www.car.org](#).)

Referral Arrangements. There have been no substantive changes to the law. Question 27 has been revised for greater clarification.

Errors and Omissions (E&O) Insurance for REALTORS®. This new legal article explains the various types of E&O insurance, provides suggestions for members, and includes links to the Strategic Defense Program, Strategic Defense Panel, and also to the C.A.R. endorsed E&O insurance provider, Linsin, Sherman and Associates.

Licensing Guide to Realtors. There have been a few changes to this new legal article that was newly published earlier this month: Question 7 was modified to add the "transient occupancy exemption" which was inadvertently omitted. Question 15 was also revised to reflect what type of license real property securities dealers are now required to hold by the Department of Corporations.

Landlord/Tenant Guide for REALTORS®. Question 43 has been revised and questions 44 and 45 have been added. These are substantive changes reflecting the new law, AB 1169, on the 60-day notice to terminate a periodic tenancy, and the addition of the question on termination of the tenancy of a lodger.

Chart the Signatories to the C.A.R. Master MLS Reciprocal Agreement (March 7, 2007). The article has been revised to include endnotes explaining the four levels of MLS reciprocity.

Mortgage Fraud: Avoiding Price Inflation Schemes (March 14, 2007). There have no substantive changes to this article; however links to the 2 relevant federal cases, U.S. v. Niro and U.S. v. Bush, have been added. In addition, both of these cases are now summarized on the [Real Estate Cases](#) page of Legal Online with links to the actual cases.

Contract Law and Real Estate Transactions. (March 19, 2007). This new legal article covers the basics of contract law such as contract information, offer and acceptance, avoidance of contracts, third-party rights under a contract, assignments of contracts, remedies for breach, and additional special topics.

C.A.R. Interboard Arbitration (March 21, 2007). Can be found at <http://ethics.car.org>.

Exemptions from the Transfer Disclosure Statement (TDS and MHTDS) Law. (March 21, 2007). Additional information about the TDS law is available on the existing legal article, Transfer Disclosure Statement Law.

2007 Board of Directors

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