

I.W.V. REAL ESTATE VIEWS

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September - December Events Calendar

New or Revised C.A.R. Legal Memoranda

REALTOR® Safety Tips

◆ SEPTEMBER – DECEMBER EVENTS CALENDAR

Labor Day, Monday, September 4, Office Closed

REALTOR® Safety Week, September 10-16, 2006

MLS Committee Meeting, Wednesday, September 13,
10:00 a.m., Association office

Board of Directors Meeting, Tuesday, September 19,
12:00 p.m., Association office

New Member Orientation, Tuesday, September 26,
9:30 a.m., By Invitation Only

C.A.R. Directors' Meetings, October 17-21. REALTOR®
EXPO, Oct. 17-19, Long Beach Convention Center

General Membership Meeting & Luncheon, Wednesday,
October 25, 12 noon, location to be announced. C.A.R.
Directors' Meeting Reports will be given by Bob & Joette

**51st Annual Installation Dinner,
Friday, November 17, Carriage Inn**

"Tree of Giving" Potluck, Wednesday, Dec. 6, 11:00 a.m.-
1:00 p.m., Association Office

FROM THE PRESIDENT

September 10 – 16 are REALTOR® Safety Week, but let's remember to be safe every day out there.

Welcome new members Wilbur Bundy, Designated Realtor®, Wil Bundy's Real Estate; Bill Bice, Realtor®, Mary McKie, Realtor® and Celeste Stallings, Realtor®, Wil Bundy's Real Estate; Eddie Hammon, MLS Subscriber, The Touchstone Real Estate Group, Inc.; Ann Nguyen, MLS Broker Participant; Eilott Schultz, MLS Appraiser Participant, Elliott Schultz Appraisal Office; Jeffrey Cushing, Realtor® and Sylvia Cushing, Realtor®, Cushing Lending & Realty, Inc.; and John Ybarra, MLS Broker Participant, John Lewis Ybarra Realtors; and Robert Postier, MLS Broker Participant.

One of the areas where Brokers and agents most often find themselves in hot water is violation of **ANTITRUST** law. NAR has recently added an article to their REALTOR® MAGAZINE ONLINE. It contains an antitrust quiz. Please visit NAR's web site at realtor.org and take this quiz. It will be graded immediately and you will know how you rated.

Let's start gearing up for the fall and winter holiday season. We will be having an orientation for new members only on September 26. A letter of invitation has gone out to our new members.

Our local contributions to the C.A.R. REALTOR® Action Fund have declined to slightly little less than 30%. You should have recently received a "Meet REALTOR® Karl" flyer with a contribution form from C.A.R. Please make your contributions directly to C.A.R. using the form you received, or by dropping them off at the local Association office.

Sincerely,

Bob Murphy, President

**FOURTH ANNUAL REALTOR® SAFETY WEEK
SEPTEMBER 10 – 16, 2006**

SAFETY TIPS

- Always keep a mobile phone at your side; program emergency numbers into speed dial.
- Meet all new clients at your office; verify their identity.
- Whenever possible, avoid being at the office alone.
- Take a personal safety course.
- Install deadbolts with full one-inch bolts on all entry doors to your home and door to your home office.
- Make sure you know your route to and from each property you visit.
- When you're alone getting into your car, the first thing you should do is lock the doors.

For additional safety tips visit realtor.org.

2006 Board of Directors

Robert Murphy, President

Joette Chantler, President Elect

Dru Hawkins, Treasurer

Renee Whitman, Secretary

Anna Marie Bergens, Director

David Eriksen, Director

Geri Hicks, Director

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

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

Condominium and other Common Interest Development Disclosures, (July 20, 2006). This article has been revised again to clarify the answer to Question 5 which deals with the resale of condos and units in other common interest developments.

Sales Disclosure Chart for REALTORS®, (July 20, 2006). This chart groups disclosures by category such as residential 1-4, REO, probate, residential 5 or more, commercial/industrial/vacant land, and mobile homes. Although there have been no substantive changes to the law, this revised chart now includes links from each topic name to a more detailed discussion of the disclosure requirements found on the Summary Disclosure Chart for REALTORS®.

Electronic Signatures and Records in Real Estate Transactions, (August 1, 2006). There have been no substantive changes to the law. However, the article has been reviewed for accuracy and now mentions RELAY™-C.A.R.'s electronic transaction platform.

The Internet and the Real Estate Industry, (August 2, 2006). There have been several substantive changes to the article, in particular in Sections II, and III. In addition, quite a few helpful links have been added to the article.

MLS Offers of Compensation on Short Pay and Probate Transactions (August 12, 2006). and Variable Dues Formula, (August 15, 2006). There have been several substantive changes to the MLS Offers of Compensation article and Question 3 has been added to the Variable Dues article.

Private Arbitration and Mediation, (August 29, 2006). The article has been reviewed for accuracy and there have been no substantive changes to the law.