



## Weeds and Seeds WIREGRASS BOARD OF REALTORS® June 19, 2009

**JUNE IS NATIONAL HOME  
OWNERSHIP MONTH**

### **We CAN Make a Difference – Canned Food Drive**

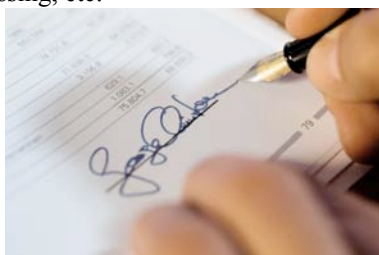


The challenge is on – Board vs. Board and Alabama vs. Tennessee! Please help us (and those in need) by donating non-perishable cans of food at all membership luncheons, CE classes, STAR classes, sales meetings, etc. CANS will be given to the Wiregrass

Area Food Bank. We will keep a “can count” and hopefully win the “We Can Make a Difference” award to be given at AAR Convention in Chattanooga in September. CAN your office give the most cans per agent to this food drive??? You CAN make a Difference!

**MLS FORMS NOW  
AVAILABLE  
IN PDF FORMAT**

Type and Print! Forms have been sent to all office brokers and are also on Paragon in the MLS Documents. Please give us feed-back on these forms – what you like, what is missing, etc.



### **MEMBERSHIP LUNCHEON**

- July 9<sup>th</sup>, 11:30 AM, Enterprise Country Club
- 2009 REALTOR® of the Year will be announced.
- Carl Clark, AAR Governmental Affairs Director, will be our speaker.
- ARPAC's Most Wanted will be “Jailed” and looking for “Bail” money.

**Don't miss this special luncheon!**



Fran Frenda and winners of Home Ownership contest

Fran Frenda, Chair of the Home Ownership committee, asked 1<sup>st</sup> graders to write “What it means to own your own home” and to draw a picture to go with their answer. Fran stated they were unable to choose just one winner from the more than 120 entries. The three winners are pictured above, receiving their prizes. More info and materials on Home Ownership is available at the board office.

### **CONTINUING EDUCATION**

Thursday, June 25<sup>th</sup>: **STAR** class, “All you wanted to know about **Home Inspections** but never asked!”

Wednesday, July 15<sup>th</sup>: **New Member Orientation**, 8:00-4:00, Board Office. Must have proof of Code of Ethics completion.

Wednesday, July 22<sup>nd</sup>: **USPAP – Uniform Standards of Professional Appraisal Practice**, 8:00-4:00, Board Office, 7 CE for Appraisers, 6 CE for REALTORS. Registration form on Paragon in MLS Documents or call Board Office.

Thursday, July 30<sup>th</sup>: **STAR** class, “**USDA Mortgages**, what it is all about!”

\*All STAR classes are from 11:30-1:00 at the Board Office. Lunch is provided. Please register by Tuesday prior to class.

### **MLS UPDATE**

Branding is against the Rules & Regs. Notices and calls have been made, giving everyone time to clean up their listings. Any branded listings now found in our audits will be fined.

No comments may be entered in the public remarks section identifying agent or company. Photos must be of the property; no agent/company logos, signs, pictures, or business cards.

## NEWS FROM AAR SUMMER MEETING

**Donnie Lee** won the nomination for AAR Central Region Vice President!

Over \$6,000 was raised for REALTORS® for Children.

In addition to the business meetings, GREAT classes and networking time, there was time for a little fun. The Leadership Class of 2008 "Shawn Reeves and Mary Merritt" participated in the REALTOR® Idol Contest, performing Old Time Rock & Roll. Tom Cruise???



## ARPAC'S MOST WANTED



The police will at July's luncheon to arrest and jail "ARPAC's Most Wanted". They must stay in jail until they raise their bail. Come to this luncheon and help them out. All bail money will go to ARPAC.

Who would you like to see in ARPAC's jail?

Contact **Allisha Harrison** (447-6584) or **Stephanie Boykin** (447-7226) for details.

## ON THE CALENDAR



June 23	ROTY Committee
June 25	STAR Class
July 3	Board Office closed
July 9	Membership Luncheon
July 15	New Member Orientation
July 16	WMLS Board of Directors
July 22	USPAP CE Class
July 23	WBOR Board of Directors
July 30	STAR Class

Mark you calendars now for the August Luncheon Aug 13<sup>th</sup>, Enterprise Country Club Program will be presented by the **Alabama Housing Finance Authority**. Come and learn about the "First Step" and "Step Up" programs. These programs fund the down payment for qualified buyers.

## FAMILY FUN DAY

Family Fun day on Saturday, May 9<sup>th</sup> replaced our May Membership Luncheon. Over 80 attended and had a GREAT time. Plans are being made for another family event.





Lee Wierzbicki  
and  
Dalton Gilley

Michelle Corey  
and  
Shawn Reeves  
?skating?



Linda  
Simmons  
and  
Grand-  
daughter

## TOP STORIES FROM NAR

### **Contract Contingency Costs Broker Commission**

A seller didn't owe a commission to his agent on a transaction that closed after the protection period on the listing agreement expired, the Superior Court of New Jersey, Appellate Division, [ruled](#), affirming the trial court. Although the purchase was agreed to within the protection period, the transaction couldn't close until after a 60-day review period, which ended outside the protection period. NAR and the New Jersey Association of REALTORS® are contributing funds in support of the broker's effort to have the decision reviewed.

### **Short Sale Commission Appeals Process**

Are you running into trouble collecting your agreed-to commission from lenders in a short sale transaction? Fannie Mae has made it clear that lenders aren't to modify commissions after they've been agreed to by the seller and the sale associate. To help resolve cases in which lenders fail to honor commission agreements, Fannie Mae has agreed

to the following [guidelines](#) for appealing lender commission actions

### **Isakson Introduces \$15,000 Tax Credit Bill**

The home buyer tax credit would be increased to \$15,000 and extended to all buyers, not just first-timers, in a bill (S. 1230) introduced by Sen. Johnny Isakson (R-Ga.) with nine cosponsors. In a change from current law, the credit wouldn't be refundable, so those whose tax liability is less than the maximum credit amount would not be refunded the difference between their credit amount and the \$15,000 maximum. The absence of refundability could lead to a reduction in the availability of bridge loan down payment programs, because buyers won't know their tax liability at the time of purchase. Timing for bill consideration is uncertain. For more info contact [Linda Goold](#), 202/383-1083.

### **Freddie Mac Refi Rules Add Flexibility**

Freddie Mac [is permitting](#) borrowers to refinance their mortgages with any lender affiliated with the secondary mortgage market company, not just the current servicer, and to include more closing costs. For more info contact [Jeff Lischer](#), 202/382-1117.

### **Reminder: Health Insurance Available**

REALTORS® Core Health Insurance (RCHI) provides guaranteed-issue, affordable, Limited Medical health insurance coverage designed and priced for NAR members under the age of 65. The coverage is intended for everyday healthcare needs for members who aren't covered by a comprehensive health insurance plan. Plans start as low as \$70 per month and your members can choose their doctor and hospital. Limitations and exclusions apply. Details are available [online](#) or by phone at 877/CORE-PLAN (877/267-3752).

### **Right Tools, Right Now: June Specials Announced**

Among this month's featured savings is a free Webinar on June 30 from NAR Research on how to get the most use out of the 2009 NAR Member Profile report. The annual profiles are packed with detailed research on brokers and sales associates, including their income and expenses, uses of technology, and business models. Details on this and other resources are available at the [Right Tools, Right Now](#) page on REALTOR.org.

[CTRL + click to follow above links.](#)

Be sure to check out NAR's website ([realtor.org](#)) and AAR's website ([alabamarealtors.com](#)) for current issues and real estate news!