



Dear BCAR Members,

Last month your leadership team along with 15 of our colleagues visited our legislators in Raleigh to discuss issues that are important to our industry. We met with Senator Soles and Representatives Iler and Hill and had good open dialogue about the decisions that are being made in Raleigh and the effect they have on our industry. In addition to the State level challenges and issues, we also asked our State Legislators for their assistance in reaching out to our Federal Legislators to get a bill passed for extension of the National Flood Insurance Program.

We would like you to know that we were relentless on this issue and are happy to report that Congress finally passed an extension. This battle is not over however, since this extension will expire September 30 and will be the 4th short term extension of this important legislation. NAR estimated that this delay affected 1200 closings a day, nationwide.

You received the call to action from NAR and then from BCAR personally. Please know that your voice is strong and your Vote is powerful and you definitely had an impact on our legislators in DC. Additionally when I made my many calls directly to Senator Burr's office and Congressman McIntyre's office, it makes a difference when I say, "What is your position and what shall I report to my 800 members?" Thank you for responding to our request to follow up on the calls to action and when you receive them in the future, please keep that going. 87% of our membership here at BCAR vote and that is a strong message. We need a more long term solution to this problem and will continue to encourage our representatives in DC to work to that end.

If you don't think that your voice is heard, please click on this link for a recent story aired on CNN. <http://www.cnn.com/id/15840232?play=1&video=1535032423>

Switching gears, our General Membership Committee put together an excellent meeting last month. I'm sure that those of you who attended left with valuable information in your pocket. I'm sure the August meeting will be just as valuable and I look forward to seeing most of you there.

BCAR On the Rise – Looking Up & Moving Forward,

Mary Ann McCarthy
2010 BCAR President



LEGISLATIVE REPORT

July 2010

NATIONAL FLOOD INSURANCE PROGRAM UPDATE

The United States Senate has passed the National Flood Insurance Program Extension Act of 2010 (H.R. 5569) an extension of the National Flood Insurance Program until September 30, 2010. This will allow transactions to move forward. The bill is retroactive and covers the lapse period from June 1, 2010 to the date of enactment of the extension. [Read more...](#)

www.realtor.org/government_affairs?&WT.mc_id=LS070710&CAT=Gov

HOMEBUYER TAX CREDIT CLOSING DEADLINE EXTENDED

After a close brush with the deadline, Congress has passed an extension of the Homebuyer Tax Credit closing deadline, the Homebuyer Assistance and Improvement Act (H.R. 5623). The extension applies only to transactions that have ratified contracts in place as of April 30, 2010 that have not yet closed. The legislation is designed to create a seamless extension the new closing deadline for eligible transactions is now September 30, 2010. There is will be no gap between June 30 and the date the President signs the bill into law.

NAR worked closely with Congressional leaders on both sides of the aisle to enact this important legislation. Extending the Tax Credit Closing deadline will help provide additional stability to real estate markets across the nation.

WATCH THIS VIDEO

If any REALTOR® wanted to know the benefits of contributing to RPAC, this video explains those benefits and the power of the REALTOR vote.

<http://www.cnbc.com/id/15840232?play=1&video=1535032423>

APPRAISAL MANAGEMENT COMPANY REGULATION

Last week, the Senate unanimously concurred with the House version of SB 829 (Regulation of Appraisal Management Companies), introduced by Sen. Clark Jenkins (D-Edgecombe),

<http://www.ncga.state.nc.us/Sessions/2009/Bills/Senate/PDF/S829v6.pdf>.

The bill is now on the Governor's desk waiting for her signature.

NC LAW BANS PRIVATE TRANSFER FEES

The legislation that bans private transfer fees is now law. Last week, Gov. Beverly Perdue signed SB 35 (Reconveyance Fees Prohibited), which was sponsored by Sen. David Hoyle (D-Gastonia), <http://www.ncga.state.nc.us/Sessions/2009/Bills/Senate/PDF/S35v7.pdf>. The legislation is an important step to protecting consumers and providing certainty in the real estate transaction.

STATE BUDGET APPROVED

With an \$800 million budget gap, for the first time in seven years North Carolina lawmakers enacted a budget prior to the start of the new fiscal year. Both the House and Senate gave final approval to a new state budget. The Governor signed **SB 897 (Appropriations Act of 2010)**, which is a nearly \$19 billion budget. The budget bill does not include any new taxes or fees on REALTORS® or that targets the real estate industry.

HUD RELEASES 2009 AMERICAN HOUSING SURVEY

Most families with young children live within a mile of a public elementary school. The most common home heating fuel in the U.S. is gas. Only a third of American homes have a working carbon monoxide detector. These are just some of the findings of a comprehensive national sample of the more than 130 million residential housing units released recently by the U.S. Department of Housing and Urban Development.

<http://rismedia.com/2010-07-06/hud-releases-2009-american-housing-survey/>



The Banquet Center website has been revamped to assist in promoting the facility. The new website shows pictures of the ballroom being utilized with different types of events to showcase its versatility. The new website has information about the education room and the board room which was not show cased on the old website. The new website also has a calendar of events page to help promoted any up and coming events that will be taking place.

Please take a look at the new website. [CLICK HERE TO SEE NEW WEBSITE!](#)



The month of July is the right time for the banquet center to be painted. One of BCAR's affiliates Certa Pro Painters has been contracted to do the work. The painting will be completed the week of July 5. The banquet center will smell fresh and look bright for the upcoming fall/winter season.



During the month of June, 101 Stone Chimney had the following events.

June 3	BCAR Committee Meetings
June 5	Private Birthday Party
June 8	BCAR Trends training
June 8	WellCare Dinner Event
June 10	BCAR Environmental Challenges workshop
June 11	Virginia Williamson Elementary School luncheon
June 12	Private Wedding
June 15	WellCare event
June 17	BCAR GMM luncheon
June 17	NAR Right Tools Right Now workshops
June 22	BCAR New Member Orientation
June 24	BCAR Board of Directors Meeting
June 25	BCAR MLS training
June 30	BCAR MLS training

Don't forget that as a member you receive a discount on future bookings.

It is the perfect time to start planning for the holidays. Please contact the director of events and banquet services for assistance.

If you have not had a chance to see the facility or have questions, please do not hesitate to stop by when you are in the area or contact Sabrena Reinhardt, Director of Banquet Services, to schedule an appointment to find out more about the facility. She can be reached at 910.754.7050 or sabrena@bcarnc.com.

MLS NEWS & NOTES

July 2010

MLS Rules & Regulations – CHANGES/UPDATES

Waivers/MLS Fee Exemptions – Changes to the Rules & Regulations and Procedures

After review and consideration some changes were made to Section 6 of the MLS Rules & Regulations regarding MLS recurring fee exemptions:

Section 6 – Service Fees & Charges

e) Exemptions: Participants of the Service may be exempted by approved written exemption which form is incorporated into these Rules, from the payment of a recurring participation fee for anyone who is under the direct supervision of a Participant or the Participant's licensed designee. The person exempted from MLS fees shall not be classified as a Subscriber and the Participant shall be exempt from Service recurring participation fees. All exemption requests shall be submitted upon the approved exemption form. Exemption requests remain in effect until licensee status is changed for any reason.

MLS fee exemptions will commence when application is received. If an exemption is granted the staff shall notify the Participant. If an exemption is denied, the staff shall make an adjustment back to the date of application for MLS fees, notify the Participant that exemption was denied, send invoice for MLS fees. Participants may appeal any decisions to the Board of Directors with a written request for an appeal.

Violations of the rules granting MLS Exemption Requests must be reported to the Association in writing and will be reviewed by staff.

In addition, a new Application for MLS Fee Exemption has been added to the MLS Rules. Anyone who had a previous MLS Waiver (Fee Exemption) on file with the Association has been contacted to complete this new application.

General Updates/Changes to the MLS

New Options/Selections

The Available Amenities field (that is directly linked to POA Dues) has a new selection:

- Water/Cable/Sewer/Internet

This field should be selected if any of these utilities are “included” into the POA dues.

Out of Area = NON MEMBER

When a listing in the BCAR MLS is sold by someone who is NOT a member of the MLS, you still have to enter a selling agent to sell/close the listing on the MLS. This agent has been called Out of Area and the office name is also called Out of Area. This name has been confusing for some, so the MLS Committee decided a name change was in order! The new agent name is Non Member – the agent ID remained the same, it is “out”, but the name has changed. To search for this name, type in Non Member in the last name box!

Commercial Listing Input Forms – UPDATED!

Commercial Listing Input forms have been updated to reflect all of the new and improved fields in the MLS. These forms can be found several places:

- In the BCAR MLS, look in Links and then Links & Documents
- On the BCAR website, look in MLS Information

Remember, the free glossary of Commercial Real Estate Terms that is published by the RCA - [Click here](#) to view or print this document.

Access the MLS from Phone or Other Mobile Device - FREE

Access to the MLS from any cellular/mobile device could NOT be easier – all you need to do is go to www.bcarnr.rapmls.com . NO SPECIAL URL NECESSARY – NO SPECIAL LOGIN – NO FEES. The MLS will automatically detect the mobile device you are using and redirect you to the correct site.

Days Back – now an option on Calendars



04/18/10

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

60 Days Back Today

Have you ever been performing a search and wanted to look at 180 days back? You had to calculate what date to enter – NOT ANY MORE! You can now specify dates on calendars by entering the number of days back from the selected date.

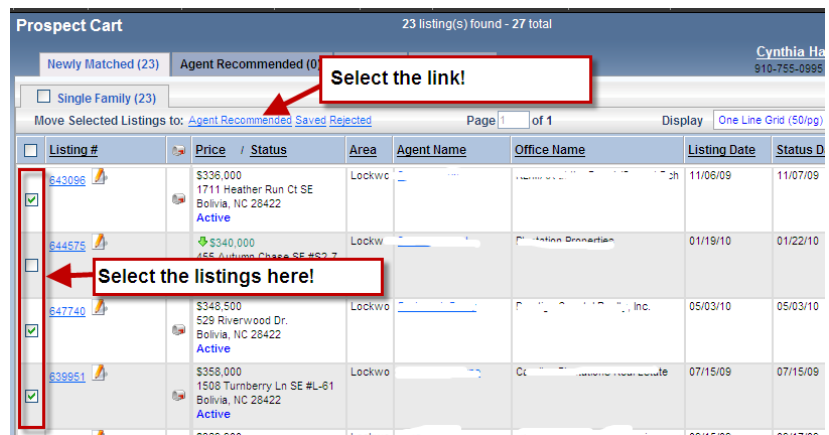
Expanded Map Display on Listing Detail

The MAP DISPLAY on the Listing Detail page can now be expanded across the screen to see a more detailed view. Click on the Map Tab (directly next to the Picture Tab) and select “Enlarge Map” link located directly above the map. To return the map to its original size, look for the “Minimize Map” link (it is in the same location as the “enlarge map” link)



Client Portal – NEW AGENT RECOMMENDED TAB

A tab has been created on the Client Portal and in the Prospect Cart for listings that are recommended by YOU! Listing are automatically categorized as *Agent Recommended* if they are saved by you in the Contacts, Prospect Cart. Easy to do, simply open the Newly Matched listings in your Prospect Cart, select the listings you want to be categorized as *Agent Recommended*, and select the Agent Recommended link.



Radius Searching – added SF range & lot size range

When using a radius search in the MLS, you can now enter a specific SF range and/or Lot Size range. You no longer have to pick from a list and be limited to only one range per search!

Radius Search

General Criteria Additional Criteria

Preview Count

Total Baths Thru

Full Baths Thru

Half Baths Thru

Agent Only Remarks/Marketing Remarks

Agent Only Remarks Marketing Remarks Either Both

Agent Only Remarks

And Or

Marketing Remarks

Total Sq Ft (approx sq ft) Thru Include 0 SqFt

Year Built Thru Or

New Construction Under Construction Unknown

NONE Land

Lot Size (approx) Thru Include 0 Acres SqFt Acres

Financing Selections – UPDATED – CLEANED UP!

*Sold Financing

Conventional

FHA

VA

Owner Financing

Cash

USDA Rural Developmnt

Exchange


ARM Loan

Other/See Remarks

The MLS Committee cleaned up the Sold financing selections to better reflect the current market. Any listings that had a financing option selected that is no longer available, were switched to Other/See Remarks.

Tax Updates – When was the last time data was updated?

One of the most asked questions is “when was the last time iMapp updated the records from the county”? Here is the answer – look for the link at the footer of the iMapp page “Tax Data Availability”

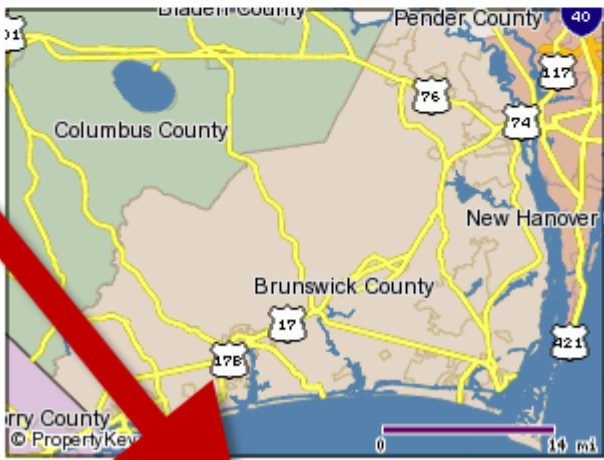
 **Brunswick County Association of REALTORS® - IMAPP**
 Search Tax Records or MLS Listings

Tax Search | **MLS Search**

Search County Tax Records

Search Field		Search Type	
<input checked="" type="radio"/> and <input type="radio"/> or	Owner Name	Starts With	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Property Street Address	Contains	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Parcel ID #	Starts With	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Subdivision (select)	Equal To	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Property Zip Code	Starts With	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Sale Date	Greater Than or Equal To	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Sale Price	Greater Than or Equal To	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Total Area	Greater Than or Equal To	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Year Built	Greater Than	<input type="checkbox"/>
<input checked="" type="radio"/> and <input type="radio"/> or	Owner Occupied	Equal To	<input type="checkbox"/>

For additional search fields, select the search name fr



FAST Map Searching



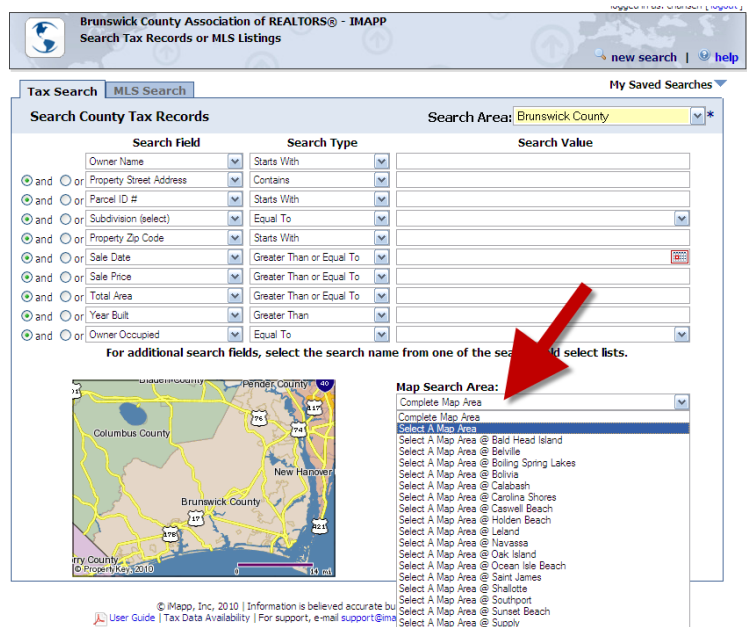
I want to search tax records

I have a specific area in town in mind – maybe 3-4 blocks

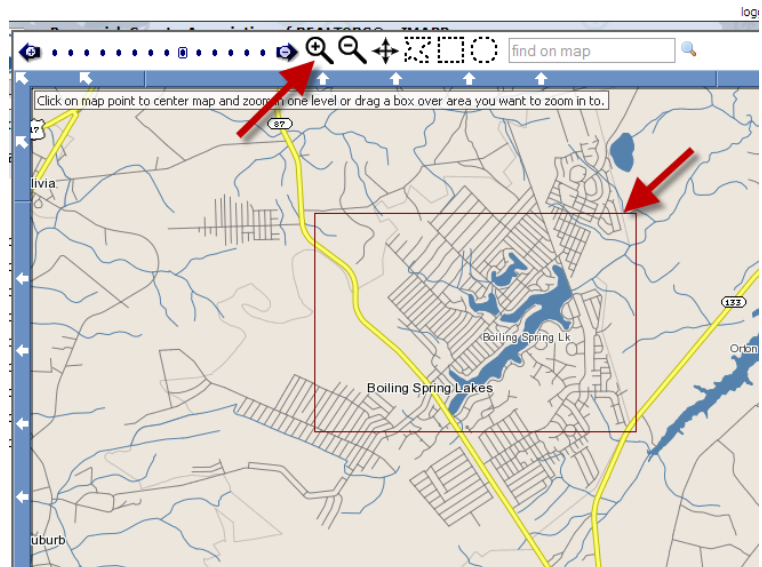
Can I do this?

Here is a SUPER fast way to select a particular area when using the Map search in iMap. **Use the Map Area search and select the specific area you want!**

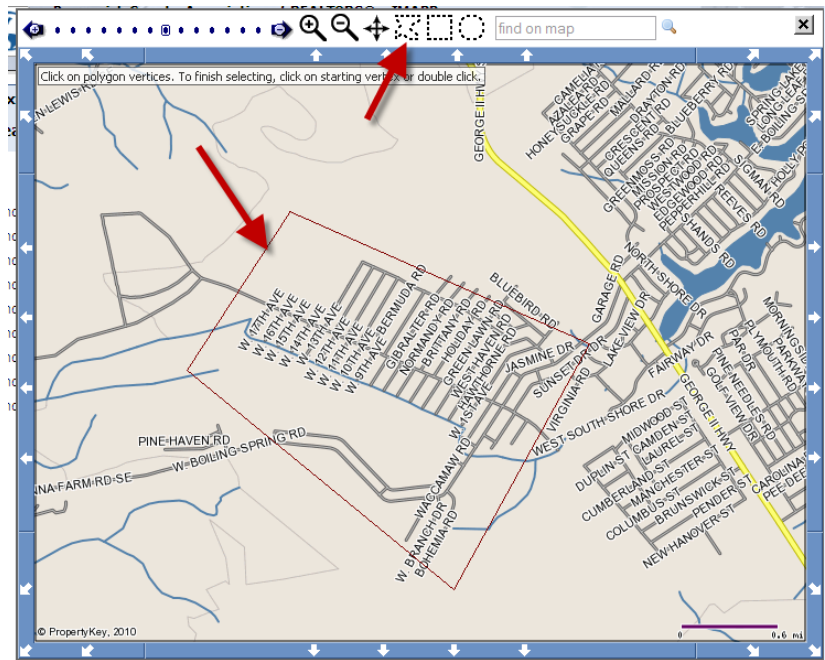
FIRST - Select the Map Search Area you want



SECOND - Zoom into the area to get a better view



THIRD – select the *polygon* or *rectangle* selection tool and select your specific area



FOURTH – enter any other information and finally select Perform Search! (notice the map box now shows the specific area you selected)

Tax Search | **MLS Search** | My Saved Search

Search County Tax Records - Last Search Performed | Search Area: **Brunswick County**

Search Field	Search Type	Search Value
<input type="radio"/> and <input type="radio"/> or Owner Name	Starts With	
<input type="radio"/> and <input type="radio"/> or Property Street Address	Equal To	
<input type="radio"/> and <input type="radio"/> or Parcel ID #	Starts With	
<input type="radio"/> and <input type="radio"/> or Subdivision (select)	Equal To	
<input type="radio"/> and <input type="radio"/> or Property Zip Code	Starts With	
<input type="radio"/> and <input type="radio"/> or Sale Date	Greater Than or Equal To	
<input type="radio"/> and <input type="radio"/> or Sale Price	Greater Than or Equal To	
<input type="radio"/> and <input type="radio"/> or Total Area	Greater Than or Equal To	
<input type="radio"/> and <input type="radio"/> or Year Built	Greater Than	
<input type="radio"/> and <input type="radio"/> or Owner Occupied	Equal To	

For additional search fields, select the search name from one of the search field select lists.

Boiling Spring, La

© PropertyKey, 2010

Map Search Area:
Map Area Selected

Perform Search *

Reset Form | Clear Fields

* Changing the search area may alter existing search criteria. After changing search area, review search criteria before performing a search.



UPDATES

Check out the new logo!!!

Heat and ActiveKEYs – a combination for failure!

Even though we all enjoyed much cooler temps for the 4th of July weekend, remember NOT to leave your ActiveKEYs in a hot environment, such as your CAR on a hot day. The ActiveKEYs are designed to operate between 14° and 140° F. Car temps on an average day in the summer in this area exceed this range!

Low and high temperature conditions can shorten battery life or cause the key to malfunction.

Please download the tips on getting the most out of your ActiveKEY by clicking [here](#). It details acceptable operating conditions for the ActiveKEY.



Your Listing Asset Management Company **UPDATES**

ListHub is a FREE service to Brokers in Charge and Agents that are BCAR MLS members. For more information about this free service and how to access it, go to www.ListHub.com . If you have not yet created an account for your office, click on Create An Account (top right on page).

ListHub News – June [click here](#)

Zillow traffic changes, NEW ListHub features, NEW channels, HotPads featured article

Where or Where Have My Listings Gone???

Bet ya didn't know this.....

- Someone searching the Chicago Tribune online will find BCAR MLS listings!
- How about someone searching the Poughkeepsie Journal, or the Cincinnati Enquirer or the NY Times, or Military.com, or AOL.... I could go on and on....

This is because of ListHub! BUT – it is ONLY possible if your BIC is sending the office listings to the right ListHub partners through their dashboard.

[Click here](#) – to find out exactly where your listings go! (this is in an Excel spreadsheet)

Bet ya didn't know this either....

ListHub keeps “score”.

What does this mean? ListHub publishes a “scorecard” that shows exactly the type of listings that are displayed on every single one of their channel partners as well as all kinds of information about that particular channel. Log into your ListHub account and click on channels – look for the link to “scorecard comparison”.

Weekly Webinars – FREE!!

New weekly webinars are being offered to learn more about ListHub and new agent options.

<http://www.listhub.net/education-calendar.html>
(2010 Calendar of webinars)

Get the most out of your Internet Marketing – Sign up for a FREE Webinar!



Official Site of the
National Association of REALTORS®

REALTOR.com® ENHANCEMENTS COMING SOON!

REALTOR.com® has announced it will be releasing a new, real estate directory on their website and has made the search experience better than ever for visitors.

Top Improvements to the NEW REALTOR.com®

- FREE Member Profile Pages for ALL NAR MEMBERS
- FREE Office Profile Pages for ALL NAR MEMBERS
- Faster search of even more real estate content
- Direct connections to Social Networks

Want to check out these improvements now? Go to REALTOR.com® and look at the top of the home page for the link at the top of the page:

[Try out the new REALTOR.com®](#)

Check out new & improved features and a whole new look! [Take me there!](#)

Get ready for this upgrade now by ensuring your member profile is up to date. [This link](#) includes a short video and downloadable instructions on “how to add or revise your profile”.

MLS TIP

TECH



TIPS



A resource from the National Association of REALTORS®

Have you ever seen a really great window display? One that makes you stop and take another look? It might be the color, the information, but window displays can be a great tool for drawing people into a particular shop or location.

I bet you haven't considered using your PC Monitor as a window display!

The Center for Real Estate Technology introduces EyeCatcher! An application created for real estate practitioners in mind for use in their business. EyeCatcher makes it easy and convenient to showcase properties, agents, and messaging in real estate office window displays. Put your properties, your agent photo(s) in front of the public. Include ads or a custom message to your display too. How about open house information, spotlight a top producing agent or promote an education session for potential home buyers & sellers.

Take a look at the demo now – [click here](#).

THIS IS A FREE PRODUCT – but some technical know-how is necessary. **Where's the EyeCatcher download?** Feel free to access the following: [README.txt](#), [User's Guide](#), and [Application zip files](#).



REALTOR.com® iPhone App Tops 1 MILLION DOWNLOADS

iPhone users have downloaded the Realtor.com® Real Estate Search iPhone application one million times to search the #1 homes for sale web site, **twice as many downloads as the next closest competitor** during the same time period. This has been named one of the four great iPhone apps by Money Magazine.

iPhone users have tapped into the Realtor.com® web site through this app on average of **two times per day!**

[Click here](#) to get more information!

Smart Phones

Taken from [CRT Tech Guide Part II](#) Posted: 09 Jun 2010 02:11 PM PDT

Whether you're an agent or a broker, you will want a smartphone. Smart phones are common in today's market. It seems anywhere you go, people are using smart phones. For our purposes, let's define smart phone as any phone that runs a full operating system that is expandable by installing applications or apps.

There are numerous smart phone manufacturers and each one is vying for your business. This industry, more than almost any other, is expanding and evolving at an incredible pace. Each manufacturer attempts to differentiate itself by offering different operating systems and hardware. Many of these features can sway you to purchase one smart phone or another. However, I would offer the following advice when considering a new smart phone:

1. Start by determining which wireless provider best serves your location or needs. With very few exceptions, when you purchase a smart phone, you are committing to a two year agreement with the wireless carrier. Your first decision when researching any cellular phone should be the carrier. Far too many people base their decision on a particular phone. Remember that you will use this phone and service for two years so it is vital that the phone works for all of your needs.
2. After you've selected a carrier, you will likely have at least two options in terms of smart phone operating systems. There are four major players in the market: Blackberry, iPhone, Windows Mobile, and Android. While they all have their pros and cons, it's important to remember that each one can easily perform the most important tasks, such as calls, texts, emails, Twitter, and Facebook. However, each platform will look, feel, and operate very differently. All of the major wireless carriers will allow you to use a demo phone in the store. You should spend at least ten minutes testing any phone platform you consider.
3. The next step is to choose your hardware or hardware options. Every operating system offers multiple hardware options. As usual with any piece of technology, the newer the hardware, the more it is likely to cost. Sometimes it is a better decision to purchase an older smart phone and sometimes that's a bad decision. All of the operating systems discussed offer some sort of software updates. However, the timing will vary in terms of hardware support. Your manufacturer or the creator of the operating system may decide that your hardware will no longer receive updates in the future. This could possibly happen before the end of your contract. This is yet another reason to be happy with what you purchase when you purchase it, not what it will or could be in the future.
4. What is the price difference between your choices at this point? This is the point when you will need to talk with a representative from the wireless carrier. Each carrier has different pricing plans and some even have different plans for different smart phones. Calculate or ask the representative to calculate the total cost for the phone and the monthly payment for two years. Don't be alarmed at how high the number is. The payments will be broken up, but the total cost at the end of the contract is the best way to compare phone prices at any carrier

Everyone has different needs when it comes to technology, so do your best to consider as many options as you can. And above all else, try before you buy. If you never play with the smart phone before you buy it, you're never going to know if it's right for you. It is vitally important that you know which device and operating system is right for your needs when you'll be in a two year contract. Above all else, remember that although your new smart phone is capable of doing many things, it needs to function as a *phone* first. If you're unable to use the most important features of the phone, you will be unhappy with your purchase. Balance what you need and which carrier provides them best. Finally, be sure not to fall into the trap of buying the newest, sleekest device just because it's popular now.



Scribblez

A Facebook App JUST FOR YOU!

More than 400 million active users on Facebook - apps and games galore! However, professional real estate apps are few. The Center for Real Estate Technology has announced a MEMBERS ONLY user-friendly REALTOR® Facebook app – Scribblez!

Send your friends and contacts a quick wall message with a subtle reminder that you are a REALTOR®!

Use it to welcome new friends and clients on Facebook or keep up to date with old ones!

Give it a try now! <http://apps.facebook.com/scribblez/>



**NEW Subdivisions,
Condo Complex Names, &
Marinas**

June 2010

No new additions this month. Please be sure to contact the Association Office if there's a Subdivision, Complex Name or Marina that you would like added to the MLS.

Please refer to Links and Documents in the MLS to complete the Complex Name and Subdivision Request Form!

[Click Here For This Form!](#)



Environmental Challenges to the Real Estate Professional

June 10th

A seminar was held to learn about the things residential and commercial REALTORS® should know about environmental compliance.

The instructor for this seminar was Amy Conchas, Environmental Dept. Manager for the Wilmington, North Carolina ECS office. Amy holds a B.S. in Natural Resources and is a Registered Environmental Professional (REM).

Where: 101 Stone Chimney Place, Supply, NC (Education Room)

Cost: This was free to BCAR Members!

The presentation answered questions on:

- Transactional Environmental Compliance
- Wetlands/Waterways/Docks and Piers
- Hazardous Materials and Indoor Air



SHORT SALE WORKSHOP

'8 Steps to a Successful Short Sale' presented by Steve Wilde

June 23rd

This **free** workshop taught what Steve Wilde (Wilde Law Firm PLC), an affiliate member of BCAR, has learned while successfully negotiating short sales. This was the workshop that makes the difference!

Steve has had so many requests from BCAR members for this short sale workshop that he agreed to come down and open it up to all Brunswick County Realtors.

This rich content workshop covered:

- ✓ **8 steps to Successful Short Sale.**
- ✓ **How to complete a successful short sale on your own.**
- ✓ **Pitfalls to watch out for and how to avoid them,**
- ✓ **To clearly identify the responsibilities of all parties involved including the Selling and Buying agents and property Seller and Buyer.**
- ✓ **How foreclosure and bankruptcy relates to the short sale.**
- ✓ **To quickly assess 'short sale success quality' in a prospect.**
- ✓ **Other important but not well known factors in the short sale process,**
- ✓ **How to become one of the realtors that close the deals.**
- ✓ **Steve has developed and will introduce the 'Turn Key Short Sale Management System' for Realtors.**

Steve Wilde, an attorney licensed in North Carolina (& California) has been teaching and training realtors throughout North Carolina and South Carolina on foreclosures and short sales for 5 years. Since January, 2010 Steve has successfully trained realtors in Southport, Ocean Isle, Wilmington, Charlotte, Ashville, Hendersonville, Myrtle Beach, Brevard and the Outer Banks.



EDUCATION OFFERINGS Summer 2010

Click Here for more info	iMapp Training	July 13	1:00PM-3:30PM
Click Here for more info	MLS Listing Input	July 16	10:00AM-12:00PM
Click Here for more info	MLS Advanced	July 29	1:00PM-3:00PM
Click Here for more info	iMapp Training	August 19	10:00AM-12:00PM
Click Here for more info	MLS 101 & Searching	August 24	1:00PM-5:00PM



Sign up for these classes

- AND -

Sign up for General Membership Meetings & Events
Pay Bills
Print Paid Invoices for tax purposes
View BCAR Policy Manual

Realfast2Go Training is done via free training webinars that are offered twice a week. Please click the link below to see a list of upcoming webinar dates.

<http://www.realfast.com/support/training-webinars.html>

You can also visit their website for additional information.

Phone: 800-571-0277

Email: customer.service@realfast.com



Member Services Committee

INFORMATION

July 2010



Become a BCAR Facebook Member

This is to remind you that BCAR has a Group Page on facebook. Upcoming events, classes, and other items of interest are posted on the Group "Wall" as another resource to help keep you informed. Also, check out pictures posted from various BCAR events!

To join the BCAR Group, log into your facebook page and enter "Brunswick County Association of Realtors" in the search box. Click on "Request to Join" next to the Group. (be sure it is the Group that has the BCAR logo next to it) and you should receive confirmation that you are a member very soon.



REALTOR® STORE



Flyer boxes have landed!

You asked for them – we got them – FLYER BOXES ARE NOW AVAILABLE AT THE REALTOR® STORE located at the Association Office. We have signs, flags, and many more items at discounted prices!

Check out the flyer – then stop by!

...Lockbox FAQ's



What is the expected battery life of a lockbox? According to Supra Tech Support, a lockbox will continue to work even when the battery life is down to 1%. At that point, it still has enough power for 10 operations (obtain key and/or release shackle.) However, when the lockbox battery gets down to 10% or lower, you may want to consider bringing it to BCAR for a replacement.

How do I check the battery level of a lockbox? The battery level of a lockbox will be displayed on your ActiveKey or eKey when you perform the *Release Shackle* function.

What is the recommended care or maintenance for lockboxes? Supra suggests wiping them down with a damp cloth periodically. But, obviously do not submerge them in water. The salt air in our area tends to corrode the lockbox parts. If the lockbox is not functioning properly due to corrosion, return it to BCAR for a replacement.

Can I use WD40 or some other oil to make the shackle slide easier?

Supra suggests a graphite powder to make the shackle slide easier and NOT WD40. WD40 tends to gather dust making it stick more.

How do I prevent the keybox container from becoming jammed in the lockbox?

You can avoid this by making sure the house key(s) and any chains or keyrings are tucked well into the keybox container before pushing it into the box.

Is there a limit to the number of house keys that can be stored in the keybox portion of the lockbox?

Supra suggests no more than 2 keys. The keybox tends to become jammed in the lockbox with 3 or more keys.

What do I do when I go to remove a lockbox from one of my listings and the shackle won't release?

Following are the recommended actions:

1. Contact BCAR to verify the correct shackle code.
2. Try working the shackle up and down and side to side to perhaps free it up a bit and then try the "release shackle" process again.
3. Try holding the lockbox upside down to relieve the pressure on the shackle when you go through the "release shackle" process.
4. If it still won't release, the shackle must be cut using large bolt cutter, strong dremmel tool, or a hack saw with lots of "elbow grease". The shackle is thick and not easy to cut. Always try to cut only the shackle and not to damage the box itself as it is covered under warranty and can be repaired.



Welcome to our New Affiliate Members in June!

Steve Wilde Wilde Law Firm

Affiliate's On the Move in June!

Mark Vernon From To
Primary Capital Advisors Prospect Mortgage



Welcome to our newest members in June!

**Joseph Hutchens
William Bernice Gerald
Robert Gene Blanton
Cynthia Vanaman**

**Martha Lee Realty - OIB
Burroughs & Company
Resort Brokerage & Consulting
Sunset Properties - OIB**



June Transfers: *On the Move*

	<u>From</u>	<u>To</u>
Thomas Johnson Michele Klock Sherol Lappala Laurie Latawiec Sherman Surles	Perry Realty Group Michele Klock Real Estate Inner Banks Realty Coldwell Banker Sea Coast Rlty Keller Williams – Myrtle Beach	Intracoastal Realty Century 21 Anne Arnold Southport Realty Intracoastal Realty Keller Williams - Wilmington