

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



The screenshot shows a calendar for April 2010. The date 04/18/10 is highlighted. Below the calendar grid, there is a field labeled 'Days Back' with the value '60' entered. The 'Today' button is also visible.

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.

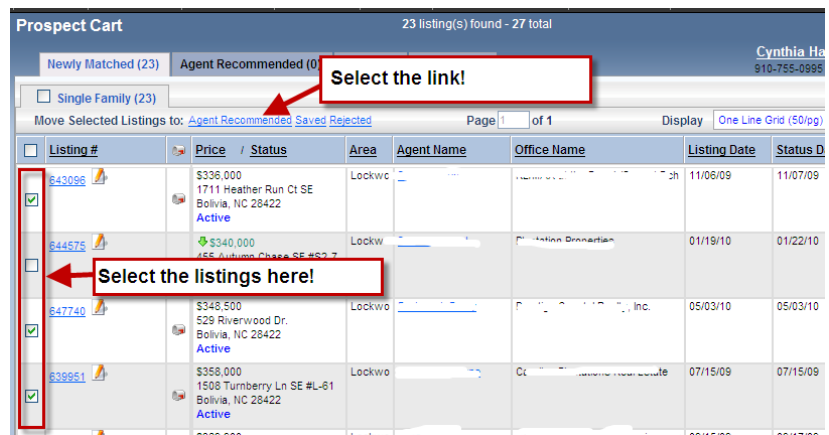
Expanded Map Display on Listing Detail

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”

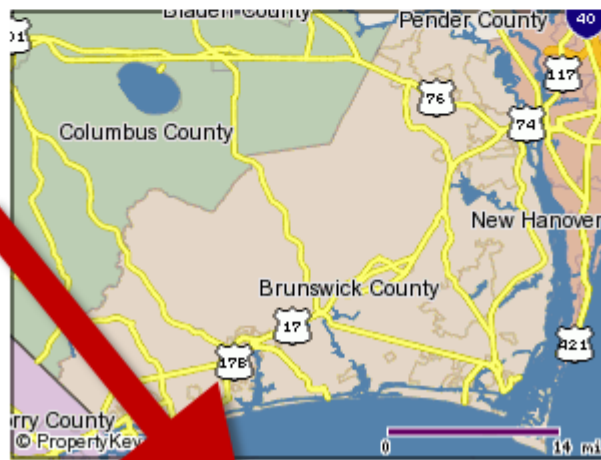
 **Brunswick County Association of REALTORS® - IMAPP**
 Search Tax Records or MLS Listings

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

For additional search fields, select the search name fr



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FAST Map Searching



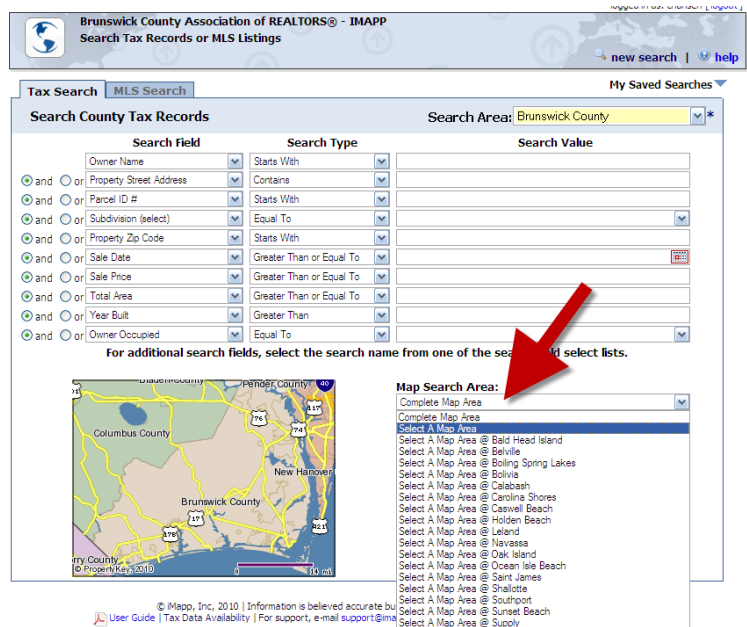
I want to search tax records

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

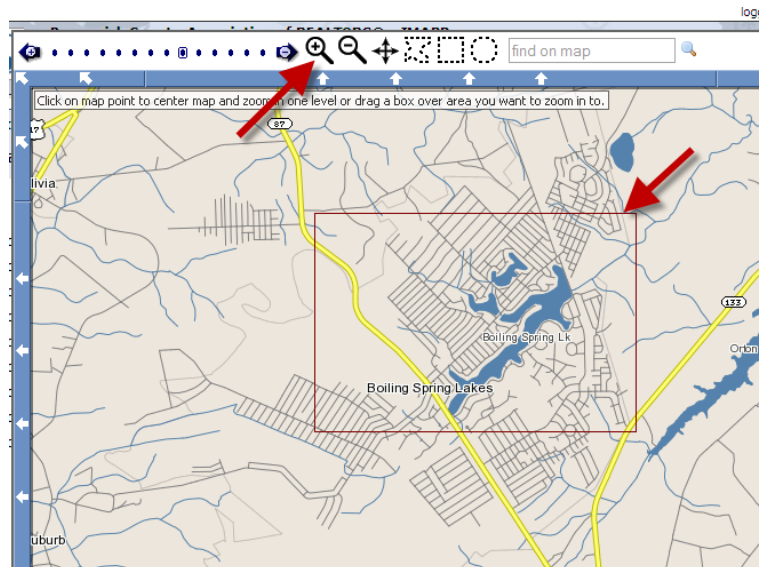
Can I do this?

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!**

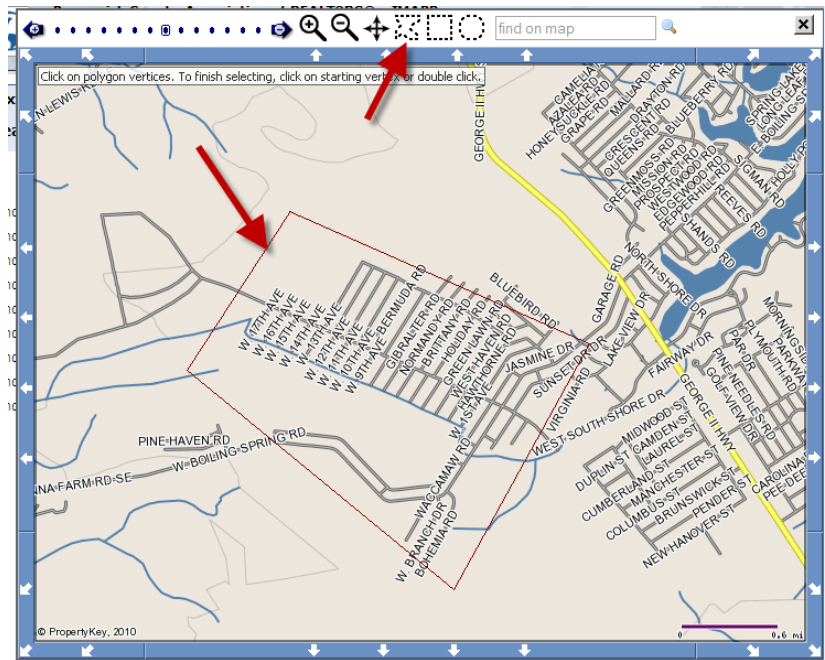
FIRST - Select the Map Search Area you want



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.

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”.