

MLS NEWS & NOTES

November 2009

MLS Rules & Regulations – CHANGES/UPDATES

Fractional Ownership/Partial Ownership/Co-Ownership – listings

After much research with the North Carolina Real Estate Commission and the NCAR Legal Department, consisting of many phone calls and emails, the MLS Committee has made the determination that all listings that are **fractional ownership** or **partial ownership** or **co-ownership** **MUST be listed in the Time Share Property type category.** **They may no longer be listed with Single Family.** The MLS Rule 1.2.3 was amended to support this as well. This change was not something the Committee took lightly and spent a great deal of time researching and speaking with the Legal Department of the North Carolina Real Estate Commission and NCAR before making this change. Please make the necessary changes to your listings in the MLS right away. The Association Office will start to contact you directly about moving these types of listings to the Time Share category and are looking to have this cleaned up by November 30.

Sharing Supra Keys

The MLS Committee took a serious look at the existing Rules that pertain to Supra keys. They wanted to ensure that it was very clear that sharing of a key is strictly prohibited. Various changes were made to Section 7 and the Data Compliance Assurance Policy of the MLS Rules.

Lockboxes – Clarifications

To avoid any confusion Section 7.3.2 was amended to read that lockboxes will be allocated for active and active contingent statuses on residential and multifamily properties **for sale only.** Unfortunately, lockboxes cannot be issues for Rental listings only.

Another change was made regarding Home and Pest/Termite Inspectors that hold keys. These key holders must have a principal partner or corporate officer of the firm sign off on their agreement. Both the MLS and Policy Committees felt it was very important that the owners of these firms, if they were not the person holding the key, understand the responsibilities involved with being a key holder.

General Updates/Changes to the MLS

NEW FIELDS – Green Certifications

Are you listing a house that has “Green” Certifications? Is your buyer looking for a “Green” house? New fields have been added to show you are “green”:

*Foundation	
Up to 2 entries allowed	<input type="checkbox"/> Block
	<input type="checkbox"/> Pilings
	<input type="checkbox"/> Brick
	<input type="checkbox"/> Slab/Crawl Space
	<input type="checkbox"/> Concrete Slab
	<input type="checkbox"/> Vinyl
	<input checked="" type="checkbox"/> Crawl Space
	<input type="checkbox"/> Other/See Remarks
Green Certifications	
	<input type="checkbox"/> LEED Certified
	<input type="checkbox"/> Energystar Certified
	<input type="checkbox"/> Other/See Remarks

Please update your listings now if you are “going green”!

City = County Tax Data City

Back in September of 2008, the MLS Committee made a change to the MLS Rules and Regulations that clarified exactly what city must be entered in the MLS Data. It states in Section 1.2 that addresses must be entered using the city and zip codes as provided by the county tax data. The field in the MLS was labeled Postal City – and this was causing confusion. The label now reads, simply, City.

Address	*Street # - Modifier	Direction	*Street Name	Suffix	Post I
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Unit #	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

The word “postal” has been removed. The definition of the field remains the same!



Supra UPDATES

SUPRA KIM – NEW SITE – NEW LOOK – NEW INSTRUCTIONS – NEW NAME!

Big changes have JUST been announced by Supra Kim!!! Supra Kim is now SupraWEB. This new and improved version of the agent key and report management site will be available for use on Friday morning, November 5th!

[Click here to read the official announcement from Supra](#)

[Click here to read/download/print the new User Guide for SupraWEB](#)

Network Security Checks

After the recent firmware update (that was talked about in October's Newsletter) to the Active Keys, Supra received feedback that the keys were performing "Network Security Checks" too frequently. They have limited these checks to once per day.

BICs – Do you want to pull a report that shows ALL the lockboxes assigned to you?

Hey BICs – have you ever wanted to pull a single report to see all the showing activity on ALL the lockboxes in your office? Well there is a solution, but the setup may take some time. What you would need to do is enter ALL of the lockboxes that are assigned to your office in YOUR SupraKim site. Then you will be able to pull a report on ALL lockboxes. Of course, entering all of these lockboxes in for the first time may be cumbersome, but going forward it will be just maintenance. Don't worry if your agent's already track their own lockboxes, Supra Kim allows multiple people to assign lockboxes, so no worries that if you assign the lockbox, the agent will no longer see showing activity.

[Click here to log into SupraKim](#) – you will need to have your key and know your pin number to log in.

Windows 7 & ActiveKEYS USING PC Sync ONLY!

Beginning October 22, Windows 7 will be widely available for purchase as an upgrade or on newly purchased systems.

Most real estate agents live within acceptable cell coverage, so their ActiveKEYs update automatically. These agents will not be impacted by Windows 7.

The remainder of agents update their ActiveKEYs using their PC. These agents should be advised that they will not be able to update their ActiveKEY on a PC with the 64-bit version of the Windows 7 Operating System.

Depending on the agent's PC, Windows 7 will either be a 32-bit Operating System or a 64-bit Operating System.

ActiveKEY PC Sync is only compatible with the 32-bit version of the Windows 7 Operating System (the vast majority of all new and existing systems).

Supra is currently developing this utility for 64-bit computers and will let agents know when that software is available. Until that time, if an agent wants to be able to update his/her ActiveKEY using a PC they should delay upgrading to or purchasing a 64-bit Windows 7 Operating System.

If an ActiveKEY customer does not live in acceptable coverage and only has access to a Windows 64-bit Operating System, GE Security's Agent Support team will provide them update codes. Agents that fit this profile should obtain an update code by:

- Phoning Agent Support at 1-877-699-6787 Option 3 > Option 4 > Option 8 to get to the ActiveKEY queue.
- Once they reach a representative, they should say: "I'm calling with an ActiveKEY on a Windows 7/Windows 64 bit system and I need an update code."
- The representative confirms that the agent has not been inactivated by the board and then immediately generate an update code.

Regarding SupraNET compatibility, we are still testing the tools to ensure they are fully compatible with Windows 7. If you intend to use SupraNET and/or the Supra Transaction Machine on a PC please wait before upgrading or replacing it. The testing is a priority for us, and we will notify you as soon as it is completed.



Your Listing Asset Management Company

UPDATES

New channels are on the way from ListHub, TweetLister – a *ListHub Exclusive*, Property Shark.com, and HomeAwayRealEstate.com.

TweetLister.com - Twitter posting service

Twitter has created a lot of buzz among agents and brokers, but many are just starting to see the marketing opportunity available through Twitter. TweetLister Professional is a fast, easy and agent-friendly way to post, schedule and manage property listings on Twitter, where tens of millions of active social media users visit and socialize every day.

ListHub is the exclusive provider of MLS feeds to TweetLister. For brokers who subscribe for the free service, listings will appear on Tweetlister.com at no cost where the listings can be searched by consumers.

What is TweetLister Professional?

TweetLister Professional is an optional paid upgrade for agents who wish to maximize their listings on Twitter. TweetLister Professional is a full-featured, business-level platform that is only available through the ListHub network, and gives your members additional benefits. The upgrade is \$9.95 per month per agent for unlimited listings, and matches the agent's listings to their TweetLister account for these important options:

- Turn Listings into Tweets: TweetLister automatically transforms each listing into a 140-character "tweet". TweetLister keeps their listings looking fresh, posting a different variation of their listing each time.

- **Post Listings to Different Twitter Accounts:** Many Realtors and property owners use more than one Twitter account - for different areas, price ranges or types of properties. With TweetLister Professional, your members can target buyers, leasers and renters by posting specific listings to different Twitter accounts.

To learn more visit www.TweetLister.com.

PropertyShark.com

Professional investors are PropertyShark's biggest user base. They are typically savvy buyers and often are cash buyers. They range from long-term buy-and-hold owners specializing in income properties to foreclosure and distressed property investors who buy, improve, and immediately resell. PropertyShark customizes its search and property listings to each local market and provides strong branding and referral traffic to the brokerages who choose to provide listings.

For more information, go to www.PropertyShark.com

HomeAwayRealEstate.com

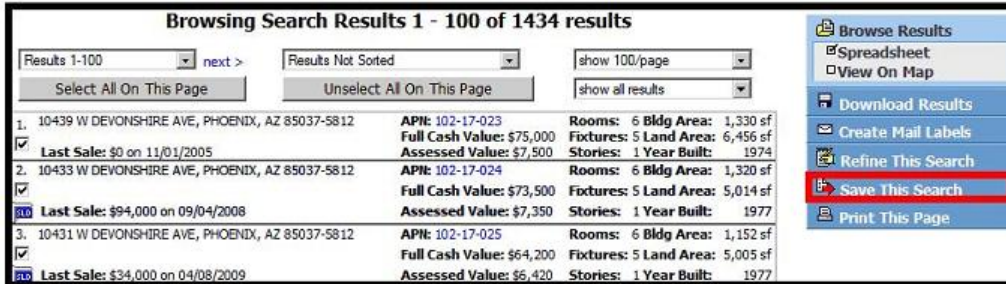
HomeAwayRealEstate.com is the world's first online, global marketplace for real estate professionals focused on vacation real estate. Their visitor traffic represents a diverse segment of buyers, sellers, and agents from around the world all focused on the purchase and sale of second homes with rental income potential. HomeAwayRealEstate is the exclusive real estate arm of HomeAway, Inc. Their property listing Web site attracts over 300 million annual visits, generating 2.4 million leads per month for properties in 120 countries.

Additionally, HomeAwayRealEstate provides access to detailed information on the rental income potential of second home properties as well as popular vacation destinations, enhancing every agent and broker's competitive position in their market.

To learn more visit www.HomeAwayRealEstate.com.

As soon as these are live, you will receive an announcement!

Tech Tips DIRECT from iMap – SAVE YOUR SEARCHES!



Browsing Search Results 1 - 100 of 1434 results

Results 1-100 next > Results Not Sorted show 100/page show all results

Select All On This Page Unselect All On This Page

1.	10439 W DEVONSHIRE AVE, PHOENIX, AZ 85037-5812	API: 102-17-023 Full Cash Value: \$75,000 Assessed Value: \$7,500	Rooms: 6 Bldg Area: 1,330 sf Fixtures: 5 Land Area: 6,456 sf Stories: 1 Year Built: 1974
<input checked="" type="checkbox"/>	Last Sale: \$0 on 11/01/2005		
2.	10433 W DEVONSHIRE AVE, PHOENIX, AZ 85037-5812	API: 102-17-024 Full Cash Value: \$73,500 Assessed Value: \$7,350	Rooms: 6 Bldg Area: 1,320 sf Fixtures: 5 Land Area: 5,014 sf Stories: 1 Year Built: 1977
<input checked="" type="checkbox"/>	Last Sale: \$94,000 on 09/04/2008		
3.	10431 W DEVONSHIRE AVE, PHOENIX, AZ 85037-5812	API: 102-17-025 Full Cash Value: \$64,200 Assessed Value: \$6,420	Rooms: 6 Bldg Area: 1,152 sf Fixtures: 5 Land Area: 5,005 sf Stories: 1 Year Built: 1977
<input checked="" type="checkbox"/>	Last Sale: \$34,000 on 04/08/2009		

Menu options: Browse Results, Spreadsheet, View On Map, Download Results, Create Mail Labels, Refine This Search, **Save This Search**, Print This Page

If you have a particular tax search that you perform often, you may want to use the **Save This Search** feature in IMAPP to help you save time.

Step 1

After building and running your tax search, on the **Browsing Search Results** page, locate the **Save This Search** option in the menu to the right of the page.

Step 2

After selecting the **Save This Search** option, a dialog box will appear requesting you to give the search a name. Enter a name, and the select **Save**.

Step 3

On the Tax Search page, locate the **My Saved Searches** feature in the upper right hand section of the page. After you mouse over the text, a list of saved searches will appear. Select the saved search you wish to perform.

Step 4

The criteria for the saved search will populate onto the Tax Search page.

It is important to remember two important things about this feature:

- The system is saving the search criteria, not the actual results. If you build a search and then save it, when you run the search at some point in the future, any updates that have occurred will appear in the results.
- The Saved Search is saved at the server level, not to the individual hard drive of your computer. This means that the search will be accessible on any computer that you use to sign in to the system.

Also, if you wish to delete a previously saved search, simply locate the blue "X" in the **My Saved Searches** list. Left click on the "X", and that search will be deleted.

From the Desk of: The MLS Committee



2010 1st Q MLS Billing will occur around December 12. There is going to be changes in MLS fees for 2010. First, the MLS fees for Participants and Subscribers to the MLS will be going down. Second, you will be receiving a bill for Supra Keys separate from the quarterly MLS billing. Details and specifics on all of this will be announced VERY soon. The Association will be holding a BIC Meeting on December 8 (tentatively starting at 10:30) to discuss all of these details, other important items, and allow for Q&A. Official announcements will be coming to your email inbox soon!