

# Bearings

a newsletter for GKAR MEMBERS  
May 2015



## At A Glance

### Committee Meetings

May 1<sup>st</sup>

- [Education](#)

May 7<sup>th</sup>

- [Broker Exchange Forum](#)

May 8<sup>th</sup>

- [Risk Management](#)

May 11<sup>th</sup>

- Membership

May 12<sup>th</sup>

- [MLS/Technology](#)

May 22<sup>nd</sup>

- [Board of Directors](#)

## GKAR News

### Windows to the Law: Legal Issues for Teams

Nationwide, some troublesome concerns have been raised in regard to brokerage teams and related legal issues. Team regulations include Team Specific Statute, Team Specific Rule, and Application of Existing License Law. [NAR's video, Windows to the Law](#) explains.

### Forms Exchange Program of 2015

The Residential Buy & Sell Agreement is in stock and available for purchase in carbon forms at GKAR. The **FORMS EXCHANGE PROGRAM of 2015** allows you to trade in unused copies of the **2012 version** until May 30<sup>th</sup>, 2015 in exchange for the new version at no cost as a member of GKAR.

### GKAR Staff Changes

We are excited to welcome Heather Brown, our new part-time Finance Services Manager. Please stop by to introduce yourself on your next visit to GKAR.

We are proud to announce Heather Atteberry has been promoted to the Director of Education. As many of you are aware, Heather A. joined GKAR last year and has been serving in the capacity of Membership Services Manager. She is intelligent, organized, and extremely efficient. Pairing those skills with her warm and friendly demeanor, we envision no limits for Heather A. in her new role.

With joy and sorrow we also report Paula Novess will be retiring at the end of June. Paula has worn many hats at GKAR over the past 12 years and has been an invaluable resource to many of our Members. Many of you have probably noticed that Paula has been reducing her hours over the past two years in preparation for her retirement and to assist us in transitioning to life without her at GKAR. Needless to say, it will be hard to say farewell to such an amazing lady. Please join us on June 26<sup>th</sup> from 3:00pm - 5:00pm as we say thank you to Paula for all of her years of dedicated service and to wish her and her husband Ray well as they embark on their retirement adventure together.

## At A Glance

### Events

May 6<sup>th</sup>

- [Membership Appreciation](#)

May 21<sup>st</sup>

- [Top O' The Mornin' Lender Panel](#)

Thank You GKAR Members  
for attending the Spring 4:01

[See Event Photos](#)

### Classes

June 23<sup>rd</sup>

- [Course 1600](#)

October 15<sup>th</sup>

- Blast Off

# GKAR Events



## It's Time For You To Be Appreciated and Win Prizes; Membership Appreciation & Casino Night is May 6<sup>th</sup>

GKAR's Membership Appreciation will be a casino themed evening from 4:00pm - 7:00pm at GKAR! The best part - there is NO COST TO YOU to play! Every attendee will receive casino chips to play with. We will have blackjack, Texas hold 'em, craps, roulette, bingo, and a money wheel! Don't feel like playing? Head straight to the prize table and exchange your chips for fabulous items. Bar service and appetizers provided. Semi-formal attire encouraged, but not required.

[RSVPs required, let us know you will be there.](#) [Download a reminder flyer.](#)

## Top O' The Mornin' Lender Panel May 21<sup>st</sup>

The Education Committee invites you to a Lender Panel on Thursday, May 21<sup>st</sup> at GKAR. Catered breakfast and networking at 8:30am, and panel discussion at 9:00am.

[RSVP now](#) (not required to attend)

# Upcoming Classes



## Course 1600 - 6 hour CE Course w/ 2015 Legal Update

June 23<sup>rd</sup> at GKAR from 9:00am - 3:30pm

Instructor: Jack Waller

Investment: \$55 for GKAR Members | \$65 for Non-Members

Breakfast, lunch, and materials included with tuition.

[Register Now](#)

[Learn More About the Topics Covered](#)



## At A Glance

### Classes & Events

- [May Birthday Calendar](#)
- [New Member Orientation May 20<sup>th</sup>, 21<sup>st</sup>, & 22<sup>nd</sup>](#)

### Housing Reports

- [Cumulative Sales Report](#)
- Mortgage Rates

### Professional Standards

- [2015 Code of Ethics and Standards of Practice](#)
- [Windows to the Law: Legal Issues For Teams](#)

# Membership News

## Welcome New REALTOR® Members

Gary Nawatny - Keller Williams Realty (Battle Creek)  
 Cassandra Roberts - Keller Williams Realty (Battle Creek)  
 Joanne Seymour - Keller Williams Realty (Battle Creek)  
 Madison Shepard - Keller Williams Realty (Battle Creek)

## Welcome New REALTOR® Office

Keller Williams Realty (Battle Creek)

## Welcome REALTOR® Member Reinstatement

Tyler Kellum - Berkshire Hathaway HomeServices MI (Stadium)  
 DeAnna Phillips - Berkshire Hathaway HomeServices MI (Oakland)  
 Char Tomczak - Keller Williams Kalamazoo

## Welcome New Business Partner Offices

Holland Home Inspections, LLC  
 Bryan Holland | Gobles, MI | 269-207-0783

## Welcome New Business Partner SentiLock Smart Card User

Holland Home Inspections, LLC  
 Bryan Holland | Gobles, MI | 269-207-0783

## Quarter Century Club

Congratulations to James Hess (Jaqua, REALTORS®) who reached 25 years with GKAR on May 1<sup>st</sup>!

## Transfers - REALTORS®

Jeff Leonard - Century 21 C. Howard to Century 21 Advanced Realty

## Drops - REALTORS®

Laura Zuhl - Berkshire Hathaway HomeServices MI (Oakland)

## Change of REALTOR® Office Address

Berner Real Estate - 4201 Romence Road, Portage, MI 49024

## Change of REALTOR® Office Name

Harry Kim Gildea Broker is now Crossroads Real Estate Company

Trouble with a Lockbox?  
Many times an error on a lockbox can be fixed by resetting the internal lockbox clock. Call SentiLock Support while in front of the lockbox and they will provide you with a clock reset code. SentiLock Support's phone number is conveniently located on the back of every SentiCard.



## MLS Training Available at GKAR

Searching (hands-on) - May 26<sup>th</sup> 2:00pm-4:00pm in the Classroom

Contacts (hands-on) - May 28<sup>th</sup> 9:00am-10:30am in the Classroom

Class sizes are limited. Reservations are required. To reserve a seat call (269) 382-1985, email [ChristyP@gkar.com](mailto:ChristyP@gkar.com), or [register online now](#).

## Supra Key Borrowing Policy

A small supply of Supra keys are available at GKAR for the convenience of its members.

Supra keys may be:

- Reserved no more than 24 hours in advance of pick-up
- Checked out by any GKAR REALTOR® member in good standing
- Checked out by any GKAR Business Partner in good standing who are: home inspectors, licensed pest control companies, environmental companies, and well/septic inspectors
- Checked out for no more than 2 business days
- Used in accordance to the Showing Instructions in the MLS or with permission to access property from the owner or listing broker/agent

If a Supra key is lost, stolen, or returned damaged or unusable, a \$250 replacement fee will be charged to the agent that borrowed the Supra key.

A \$10 late return fee will be issued if a Supra key is not returned within the 2 business days permitted. If an agent returns a Supra key late more than twice, they may be suspended from borrowing Supra keys for 30 days. Agents with late fees will be suspended from borrowing Supra keys until the late fee has been paid.

# Peak Performance

## Disclaimer for Distributing Lockbox Codes

We encourage you to use the following disclaimer when handing out lockbox codes: Use of this lockbox code shall be for the intended recipient only. Any violation of its use for access to the property may be considered as trespassing and subject to legal consequences.

## Revised GKAR Forms Coming Soon to zipForm® include:

- Short Sale Addendum to the Uniform Listing Agreement
- Transaction Coordinator Addendum to the Authorized Buy & Sell Agreement
- Lead Based Paint Addendum to the Authorized Buy & Sell Agreement