

# Bearings

a newsletter for GKAR MEMBERS

March 2016



## At A Glance

### Committee Meetings

March 3<sup>rd</sup>

- [Broker Exchange Forum](#)

March 4<sup>th</sup>

- [Education](#)
- [Community Relations](#)

March 8<sup>th</sup>

- [MLS/Technology](#)

March 11<sup>th</sup>

- [Risk Management](#)

March 25<sup>th</sup>

- [Board of Directors](#)

## GKAR News

Your RPAC Support at Work:

Governor Snyder Signs House Bill 4173

Legislation providing clarity regarding Michigan's Transfer Tax has been signed into law by Governor Snyder. House Bill 4173, now Public Act 217 of 2015, sponsored by GKAR Member and State Representative Dave Maturen (R-Brady Twp.) revises the Michigan Real Estate Transfer Tax to clarify two items:

1. The party that paid the transfer tax may request the refund if a refund is due, and
2. Clarify that Exemption "U" applies when the SEV at the time of sale is less than or equal to the original SEV.

The Michigan Supreme Court recently broadened the application of Exemption "U" by removing the requirement that True Cash Value be realized in a transfer. Public Act 217 reflects this change, offering important clarity and tax relief to distressed sellers. In addition, this new law gives buyers the same refund rights as sellers when it is determined that the transfer tax was paid unnecessarily. The Michigan Department of Treasury has issued an updated form for collecting a refund. [The application and refund process can be found here.](#)

Stay Current - Attend GKAR Forms Update on March 22<sup>nd</sup>, 2016

The Risk Management Committee will be hosting a Forms Update for all GKAR Members in the Auditorium on Tuesday, March 22<sup>nd</sup>, 2016 from 9:00 am - 10:30 am to present the changes to the Residential Buy & Sell Agreement and other forms. Please RSVP to [ChristyP@GKAR.com](mailto:ChristyP@GKAR.com) to attend this free event.

Look for Updates to GKAR.com This Month

Ensuring you have quick access to important information and answers to frequently asked questions is one of our top priorities. This is why we have been working hard to update GKAR's website to best respond to your membership needs. The updated version of GKAR.com will be live by the end of this month. More information will be emailed to you regarding the update. If you have any questions please contact [AngelaM@gkar.com](mailto:AngelaM@gkar.com) or [ShayneW@gkar.com](mailto:ShayneW@gkar.com).

## At A Glance

### Events

#### March 7<sup>th</sup>

- [Legislative Update](#)

#### March 19<sup>th</sup>

- [Walk to End Homelessness](#)

#### April 21<sup>st</sup>

- [Spring 4:01](#)

#### May 6<sup>th</sup>

- [Kalamazoo Marathon Course Clean Up](#)

### Classes

#### March 17<sup>th</sup>

- Course 1700  
Call GKAR to Register

#### March 29<sup>th</sup> & 30<sup>th</sup>

- [ABR Designation](#)

#### March 31<sup>st</sup> & April 1<sup>st</sup>

- [Google Boot Camp - Basic](#)
- [Google Boot Camp - Advanced](#)

#### April 29<sup>th</sup>

- [Course 1700](#)

#### Broker Series

- [May 16<sup>th</sup>, 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup>](#)
- [September 26<sup>th</sup>, 27<sup>th</sup> & 28<sup>th</sup>](#)
- [October 17<sup>th</sup>, 18<sup>th</sup> & 19<sup>th</sup>](#)

## GKAR Events



### Get Your Legislative Update at GKAR March 7<sup>th</sup>, 2016

Hear from your local legislators on housing-related issues from 2:00 pm - 3:30 pm. Senator Margaret O'Brien, Representative David Maturen, and Representative Brandt Iden will be speaking. This event is open to all Members as a Member benefit. No RSVP is necessary.

### Walk to End Homelessness with HRI Saturday, March 19<sup>th</sup>, 2016

We need your help to end homelessness in Kalamazoo! This is a fundraising event for Housing Resources Inc. (HRI), similar to Bowl for Kids' Sake in that you raise funds leading up to the event, and turn in your donations at the event on March 19<sup>th</sup>, 2016. You can walk, run, or jog. Form a team. Your family, children, and dogs are all welcome!

New Start Location: Homer Stryker Field - Home of the Growlers Baseball Team  
Check-in and On-site Registration Starts at 8:00 am  
Walk Starts at 9:00 am

[Go to Event Page](#)

### Kalamazoo Marathon Course Clean Up May 6<sup>th</sup>, 2016

Help us prepare the Kalamazoo Marathon Course for runners! There will be two teams of volunteers, one at Mayors Riverfront Park and one at Michigan Avenue from Veterans Park to Pitcher. After the clean up, join us at Old Dog Tavern for a complimentary thank you lunch sponsored by Lake Michigan Credit Union. Contact [LFreng@ubccu.org](mailto:LFreng@ubccu.org) to volunteer.

## Upcoming Classes



### Course 1700 - 6 hour CE Course w/ 2016 Legal Update

Time: 8:00 am - 1:45 pm

Location: GKAR

Instructor: Jack Miedema

Investment: \$0 for GKAR Members | \$65 for Non-Members

Continental breakfast and materials included with tuition

Dates Offered: March 17<sup>th</sup>, 2016; April 29<sup>th</sup>, 2016; and September 29<sup>th</sup>, 2016

[Register Now](#)

### Earn Your ABR Designation Live at GKAR March 29<sup>th</sup> and 30<sup>th</sup>

Time: 8:00 am - 5:00 pm

Location: GKAR

Instructor: Monica Neubauer

Investment: \$325 for GKAR Members | \$355 for Non-Members

[Register Now](#)

### Earn Your Broker's License with GKAR in 2016

We are offering the 90 hours of Broker Prep education at GKAR, [learn more.](#) 2

## At A Glance

### Classes & Events

- [March Birthday Calendar](#)
- [New Member Orientation](#)  
[March 23<sup>rd</sup>, 24<sup>th</sup>, and 25<sup>th</sup>](#)

### Housing Reports

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

# Membership News



## Welcome New REALTOR® Offices

OMPH L.L.C (DBA Berkshire Hathaway HomeServices MI). - Steven Fase  
Kalamazoo, MI | (269) 342-5600 | [www.BHHSMichiganRealEstate.com](http://www.BHHSMichiganRealEstate.com)

Sneller Real Estate - Carol Sneller  
Allegan, MI | (269) 355-1919 | [www.snellerrealestate.com](http://www.snellerrealestate.com)

## Transfers - REALTORS®

Lindsay Flynn - Berkshire Hathaway HomeServices MI (Stadium) to  
OMPH LLC (Berkshire Stadium)

Michael Guidebeck - Golden Star Realty to Preferred Real Estate Professionals

Molly Gordon - Keller Williams Kalamazoo to RE/MAX Advantage

Maeda VanTifflin - Berkshire Hathaway HomeServices MI (Oakland) to  
ERA Network Real Estate L.L.C.

## Drops - REALTORS®

Melissa Balsitis - Bellabay Realty

Justin Gregory - Berkshire Hathaway HomeServices MI

Jacqueline Miller - RE/MAX Advantage

Kristie Young - RE/MAX of Kalamazoo

## Quarter Century Club

Congratulations to Sheri Macomber, Berkshire Hathaway HomeServices MI, and Dana Slocum, ERA Network Real Estate L.L.C., who have both reached 25 years with GKAR!

## Keybox Corner

Remember to reset the clock every time you change a battery in a Lockbox to minimize future problems.

Call SentiLock Support 7 days a week from 8:00 am until midnight at **1-877-736-8745** for a clock reset code when you are in front of the Lockbox.

NEW dropbox available at GKAR's staff entrance on the west side of the building. Please feel free to use this option if you are unable to drop off a Supra key during business hours. We hope you enjoy this new convenience.

# MLS News

## Complimentary Member MLS Training at GKAR

[Contacts](#) - March 15<sup>th</sup>, 2016, 2:00 pm - 3:30 pm in the Classroom

[Customization](#) - March 22<sup>nd</sup>, 2016, 2:00 pm - 3:30 pm in the Classroom

Class sizes are limited. Reservations are required.

Call (269) 382-1985 or email [ChristyP@gkar.com](mailto:ChristyP@gkar.com).

## New MLS Fields Added in flexmls

A new required field called "SqFt Source" was added to the Residential Property Type with the following selections: Measured, Public Record, Prior Appraisal, Blueprint, Previous Listing and Other-Specify in Agent Remarks.

A new field called "Property Use Type" has been added to the Commercial Sale Property Type with the following selections: Net Leased (nnn), Investment, Vacant/Owner-User, and Business.

Updated Listing Input forms can be found in the flexmls system under the **Daily Functions** tab, then clicking on **Input Forms**.

## Posting Listings on Social Media or Advertisements

If you post a listing on Facebook, Twitter, Craigslist, on any social media, or in other advertisements and you do not mention your brokerage name, you have violated the law and the Code of Ethics which can equate to a \$15,000 fine. [Find out how to avoid a fine.](#)

