

# Bearings

a newsletter for GKAR MEMBERS  
May 2016



## At A Glance

### Committee Meetings

May 5<sup>th</sup>

- [Broker Exchange Forum](#)

May 6<sup>th</sup>

- [Education](#)

May 13<sup>th</sup>

- [Risk Management](#)

May 17<sup>th</sup>

- [MLS/Technology](#)

May 27<sup>th</sup>

- [Board of Directors](#)

## GKAR News

Join Us for a Governmental Legislative Update Forum May 9<sup>th</sup>

Hear from City of Portage Mayor Peter Strazdas, City of Kalamazoo Commissioner Shannon Sykes, and County of Kalamazoo Commissioner John Patrick Taylor on Monday, May 9<sup>th</sup>, 2016 at GKAR from 2:00 pm - 3:30 pm. [RSVPs are not required, but are appreciated; let us know on Facebook.](#)

These forums are a direct result of your RPAC donations and support. Thank you. [View GKAR's 2016 RPAC Donors](#)

Help Us Get Better - Member Survey

We would like to know which Association products and services you have used in the past 12 months and how you rate the overall benefits you receive from the Association.

The survey will take no more than three minutes to complete and it is invaluable for us to receive your input for future products and services we offer.

[Take the Membership Survey Now](#)

Tour the State Capitol with GKAR Wednesday, May 25<sup>th</sup>

We work hard to foster good working relationships with local and State legislators. Part of the benefit to those relationships is being able to tour the State Capitol, see legislative panel discussions, and meet with our State legislators. As a Member of GKAR you are invited to the Capitol on Wednesday, May 25<sup>th</sup>, 2016. Meet at GKAR to carpool, we depart at 8:30 am and will return to GKAR by 4:00 pm. This is provided as a Member benefit to you. Please email [RobinP@gkar.com](mailto:RobinP@gkar.com) if you are interested in attending.



## At A Glance

### Events

May 9<sup>th</sup>

- [Legislative Update](#)

May 18<sup>th</sup>

- [Membership Appreciation & Casino Night](#)

May 25<sup>th</sup>

- [Capitol Day](#)

June 7<sup>th</sup>

- [A&E's Matt Paxton](#)

June 20<sup>th</sup>

- [RPAC Picnic & Auction](#)

June 23<sup>rd</sup>

- [Top O' the Mornin'](#)

August 18<sup>th</sup>

- [GKAR Tigers Game Day](#)

August 29<sup>th</sup>

- [Annual Summer Golf Outing](#)

### Courses

May 23<sup>rd</sup>

- [USPAP Appraisal CE](#)

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>](#)

June 2<sup>nd</sup>, 3<sup>rd</sup>, 8<sup>th</sup>, 9<sup>th</sup> & 10<sup>th</sup>

- [RE101 Pre-Licensing](#)

September 29<sup>th</sup>

- [Course 1700](#)

# GKAR Events

## FREE Prizes - Membership Appreciation and Casino Night

So here's the deal, we want to show you how much you're appreciated as a Member of GKAR! Please join us for a Casino Night at Cityscape Events on May 18<sup>th</sup>, 2016 from 4:00 pm - 6:00 pm. This is provided as a Member benefit, so there's no cost to attend and no cost to play. Good times, good company, refreshments, and prizes are provided. [RSVPs are required; send yours now.](#)

## See Boston Red Sox at Detroit Tigers August 18<sup>th</sup>

We are taking a charter bus to Comerica Park to see the Red Sox vs. the Tigers and we hope you will be with us. Tickets are \$85 per person and include your bus fare, tip for driver, game ticket, door prizes, and snacks. Members and Non-Members are welcome to attend. [Download GKAR Game Day Ticket Order Form](#)

## GKAR's Summer Golf Outing is Monday, August 29<sup>th</sup> at The Moors

Secure your team for the Annual Summer Golf Outing that has sold out the last six years! We are excited to be playing at The Moors Golf Club for this year's outing and look forward to seeing you at this annual Member event.

[Download Golf Outing Flyer](#)

[Download Golfer Sign-Up Form](#)

[Download Sponsorship Sign-Up Form](#)

## Day of Service for Veterans is Back and Taking Nominations!

Our goal is to assist veterans in our community, whether returning home with special requirements, or simply in need of home maintenance. Last year we served 11 local veterans and with your help hope to increase that number this year. We are now accepting nomination forms for veterans and volunteer forms from Members to serve our Veterans. [Day of Service is Saturday, October 22<sup>nd</sup>, 2016.](#)

[Download Event Flyer](#)

[Download Nomination Form](#)

[Download Volunteer Form](#)

# Upcoming Courses



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

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

### Broker Prep Course - Part I of III

May 16<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup> from 8:00 am - 5:00 pm at GKAR

Instructor: Gwyn Besner

Tuition: \$359.99 GKAR Members | \$399.99 Non-Members

[Register Now](#)

## 7 hr USPAP & 2 hr MI Law Update Appraisal CE

May 23<sup>rd</sup> from 8:00 am - 6:00 pm at GKAR

Instructor: David Maturen, SR/WA, Certified General Appraiser

Tuition: \$219 GKAR Members | \$239 Non-Members

[Register Now](#)

## Classes & Events

- [May Birthday Calendar](#)
- [New Member Orientation](#)  
[May 25<sup>th</sup>, 26<sup>th</sup>, and 27<sup>th</sup>](#)

## Housing Reports

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

### Welcome New REALTOR® Members

Jody Bates - CENTURY 21 Advanced Realty  
Crystal Coon - Keller Williams Kalamazoo  
Karen Czuk - Keller Williams Kalamazoo  
Tammy Dykema - Jaqua, REALTORS®  
Daniel Ehler - RE/MAX Advantage  
Ghandi Elkantar - Keller Williams Kalamazoo  
Elicia Essenburg - Sneller Real Estate  
Jennifer Lane - Berkshire Hathaway HomeServices MI (Stadium)  
Carla McDonald - Cornell & Associates  
Steven Monroe - Chapple Realty Inc.  
Jacob Pattison - RE/MAX Advantage  
Joseph Richards - Keller Williams Kalamazoo  
Matthew Robertson - Berkshire Hathaway HomeServices MI (Oakland)  
Thomas Shock - Berkshire Hathaway HomeServices MI (Oakland)  
Laura Stensland - Lakes & Country Real Estate  
Daniel Thornton - RE/MAX Advantage  
Sarah Vandenberg - AmeriFirst Home Mortgage Appraisal Division  
Curtis Visser - Berkshire Hathaway HomeServices MI (Plainwell)  
Tami Wolthuis - Jaqua, REALTORS®  
Eugenia Zacks-Carney - Keller Williams Kalamazoo

### Welcome REALTOR® Member Reinstatement

Kellie Abbott - Century 21 Advanced Realty  
Frank Barber - Keller Williams Kalamazoo

### Welcome New MLS Only Member

Joshua Jacobs - NAI Wisinski of West Michigan

### Welcome New REALTOR® Office

Sharp Realty, Inc. - Jack Sharp  
Kalamazoo, MI | (269) 382-0567

[Transfers and Drops - REALTORS®](#)



## Key Box Corner

The SentiSmart app is a GKAR Member Benefit and a convenient tool for showing property, however your SentiCard is not obsolete. Always carry your SentiCard with you in case your app doesn't work in the area you are showing property.

The only way to assign a Lockbox to a listing or remove a Lockbox is with your SentiCard.

Keep in mind you cannot use the emergency renewal at a Lockbox with your SentiCard twice consecutively, so renewing it periodically at a card reader will help prevent possible issues.

## MLS News

Complimentary Member MLS Training at GKAR

[ShowingTime](#) - May 10<sup>th</sup>, 2016, 9:00 am - 10:00 am in the Classroom

[zipForms](#) - May 10<sup>th</sup>, 2016, 2:00 pm - 3:30 pm in the Classroom

[Searching Class](#) - May 24<sup>th</sup>, 2016, 2:00 pm - 4:00 pm in the Classroom

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

### ShowingTime - The New GKAR Member Benefit

ShowingTime is an optional software to assist you in scheduling showings for your listings and requesting feedback with delivery and sending options for both email and text. The current **eSchedule** link on each GKAR Member's listing in the MLS has been replaced with a ShowingTime link.

If you missed the informational webinar you can view a recording by going to [www.GKAR.com/MLS](http://www.GKAR.com/MLS).

### [Best Practices for Tax ID's in the MLS system](#)

Here are some tips to help to ensure a link is created between your listing and the tax record located inside the flexmls system:

- Only a single Tax ID number can be entered into the **Tax ID** field. Additional parcels being sold together under the same MLS# can be entered into the **Marketing Remarks** field.
- Use the **Taxes** tab in the flexmls system to look-up the full and complete Tax ID so you can copy and paste the number into your listings as your entering property information.
- Some Tax ID's for properties taxed by the City of Portage end in the letter "O" and not a zero.
- All property in Kalamazoo County has a Tax ID that starts with "39", which is referred to as the County Prefix (Click [HERE](#) for a list of County & Municipal prefixes).
- Never enter a Tax ID with dashes or spaces.
- Always check your listing once it's been entered by clicking on the **Tax** link on the **Details** tab.

## Peak Performance

Including Personal Property in the Buy & Sell Agreement

Consider the following questions:

- Do I have to include the range and fridge in the Buy & Sell Agreement if they are already listed as included in the MLS printout? Doesn't the MLS information make the seller's intention clear enough?
- Will including personal property in the Buy & Sell cause problems with the lender or appraiser?

[Get the Answers Now](#)

[Brought to you by GKAR's Risk Management Committee](#)

