

REALTOR[®] RAP

News You Can Use

From the Bismarck Mandan Board of REALTORS[®] - March, 2010

Mission Statement: The purpose of the Bismarck Mandan Board of REALTORS[®] is to unite members by providing resources and promoting ethical standards, integrity, and professionalism.

Did the Homebuyer Tax Credits Help Your Business and Your Clients? Does the Mortgage Interest Deduction Help You and Your Buyers?

These are just two of the issues your RPAC investments have supported. Every year, NAR monitors a long list of issues on your behalf to protect your business and your clients. As a result, your RPAC investment pays you back many times over. In addition, NDAR monitors state legislation—not only during legislative sessions, but during the interim as well. Your RPAC dollars support candidates who support your REALTOR[®] association. RPAC doesn't "buy votes", it opens doors when issues like these come to the surface. Make your RPAC investment today and

support your profession! Lots of members took care of their RPAC investment with their dues renewal—which is great!

Win Prizes *and* Support RPAC!

To make things a little more fun and little more interesting, the RPAC fundraising committee is adding some incentive to make your investment—and to increase it! Great prizes have been secured thanks to a grant from NAR. (This grant is provided from non-dues income.) Watch for a special mailing with more details on all the ways you can earn entries into the RPAC drawings at future luncheons! The first drawing will be at the March 18 luncheon at the Seven Seas.

General Membership Luncheon

Thursday, March 18, 11:30 a.m., Seven Seas

Reservations are Required for this Luncheon!!

Speaker: Blois Olson, Tunheim Partners, Minneapolis

Blois will share his perspectives on the current political scene (including North Dakota) and talk about some regional trends in politics.

Drawings for door prizes! (all attendees are eligible to win!)

Drawing for a gift valued at \$500 (RPAC Investors only are eligible)

(Speaker costs and RPAC prizes are made possible from a grant from NAR.)

Game of Skill

Hot Properties Drawing

Due to meal costs and special arrangements for this luncheon, we are asking members to make reservations in advance by sending an e-mail to: brenda@bmbor.org or call the Board Office at 255-0712.

Transfers and New Members

Steve Pfaff has transferred to Alliance Real Estate, Jeni Grunseth has transferred to Trademark Realty and Don Allmendinger has transferred to Keller Williams Roers. Brock Sandy has joined Alliance Real Estate.

Name Change

TCI Appraisals has changed their name to LifeScape Appraisals. Their phone number and e-mail address remains the same but their new office location is 3333 E. Broadway Ave #1204, Bismarck.

Upcoming Meetings & Events

- March 2 - Appointed Agency class, 1:30 to 4:30, Ramkota - Bismarck
- March 3 — Program Committee
- March 8 & 9 - GRI 1, Seven Seas
- March 10 & 11 - GRI 2, Seven Seas
- March 11—MLS Committee
- March 15—Executive Committee
- March 18 - Board of Directors Meeting
- March 18—General Membership Luncheon, Seven Seas
- March 24 & 25—NDAR Meetings, Seven Seas

New Membership Events Announced

The Board of Directors has voted to make some changes to a couple of membership events. These changes came as recommendations from Committees involved in selecting the REALTOR of the Year and in planning the annual holiday party. The Program Committee talked about dressing up the event at which the officers and directors are installed. Since the Bylaws were revised to change the date the leadership takes their seats on the Board to December 1, the installation has been held at the November luncheon. There was discussion about bringing this important event back into the framework of a more formal evening function.

Meanwhile, the REALTOR of the Year Committee tossed around the challenges of selecting our REALTOR of the Year so close to the state convention. The close timeframe provided a minimal window for the Bismarck-Mandan candidate to prepare their nomination for the state award—sometimes only a few business days. The Committee recommended that our Board select our award winners at the same time as the proposed inaugural event, in November or December.

As a result, the annual meeting at which the elections will be held will continue to be held in August, however, it will be a noon luncheon event. The event at which the newly elected officers and directors will be installed, and at which the REALTOR and Affiliate of the Year will be announced, will be an Inaugural Celebration scheduled for Thursday, November 18 at the Radisson.

The August luncheon is set for Thursday, August 19 at the Seven Seas. Mark your calendars for these very important and exciting events!

Mandatory CE Course will be Held Again

Members will have additional opportunities to take the mandatory course for this year's licensing cycle. The Bismarck-Mandan Board will hold this class this sometime this summer. NDAR will also sponsor the class as part of the annual CE held in December. Watch for more details in the near future.

Interface, Supra, MLS Training Scheduled

March 24 is the date for Heather's next monthly training session. This time she'll be talking about the Interface program. Previous sessions have covered the "ins and outs" of the lockbox program, and little known tricks and tips of InterfacExpress. This session will highlight some tips on how Interface can help you work smarter and more efficiently. You're sure to say, "I didn't know that" at least once! Call Heather to pre-register today.

Look for helpful sessions like these on the fourth Wednesday of each month at 1:30 p.m.

IRS to Step Up Audits of Independent Contractor Status

The IRS has announced that it will expand its audits of small businesses during 2010. The purpose of the audits is to assess compliance with the payroll tax requirements that fall on employers and employees and also self-employed payroll tax rules that fall on independent contractors. The IRS is assessing compliance; it is not targeting any particular industry. **These expanded audits provide a reminder to broker/owners to assure they have current documents setting out the required information.** Occasionally broker/owners who have been lax in their record keeping with respect to these written agreements have incurred significant penalties. (Source: NAR)