

JULY 27, 2018

# THE GRAPEVINE

OFFICIAL NEWSLETTER OF THE FRESNO ASSOCIATION OF REALTORS®



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## THE FAR C.A.R. DIRECTORS RECENTLY ATTENDED THE REGION 12 ANNUAL MEETING

(Includes Bakersfield, Kern River - Lake Isabella, Kings, Madera, Tulare, Tehachapi,  
Tulare County AOR's)

The following CAR directors were elected to serve as Regional  
Representatives for the following 2019 CAR committees.

**Steve Flach** - Federal Committee

**Kasey Christensen** - Home Ownership Housing Committee

**Don Scordino** - Local Government Forum

**Annie Foreman** - MLS Policy Committee

**Anthony Gamber** - Professional Development Forum

**Gary Carter** - Professional Standards Committee

**Amber Keene** - REALTOR® Action Fund

**Brandon Gonzales**- REALTOR® Risk Management & Consumer Protection Forum

**Colleen Wiginton** - Standard Forms Advisory Committee Forum on Forms

**George Mees** was also elected to serve as the Region 12 Region Chair for 2019

# Region 12 Highlights





# MLS Rule Updates

## MLS Desk

There have been a few updates to the Fresno MLS Rules and Regulations to be in line with the C.A.R. Model Rules & Regs. The updated revisions to the rules are highlighted in **RED**.

### 7.12 Unilateral Contractual Offer; Subagency Optional.

In filing a property with the MLS, the Broker Participant makes a blanket unilateral contractual offer of compensation to the other MLS Broker Participants for their services in selling the property. Except as set forth in Rule 7.15 below or pursuant to California Civil Code Section 1087, a Broker Participant must specify some compensation to be paid to either a buyer's agent or a subagent and the offer of compensation must be stated in one, or a combination of, the following forms (1) a percentage of the gross selling price; or (2) a definite dollar amount. The amount of compensation offered through the MLS may not contain any provision that varies the amount of compensation offered based on conditions precedent or subsequent or on any performance, activity or event. **In the event there are any service fees or administrative costs, etc to be imposed on buyer's agent's compensation, any such reductions should be factored in as a reduced amount the listing broker initially offers to a cooperating broker and may not be made a condition of the offer.** Furthermore, the MLS reserves the right to remove a listing from the MLS database that does not conform to the requirements of this section. At the Broker Participant's option, a Broker Participant may limit his or her offer of compensation to buyer's agents only, to subagents only, or make the offer of compensation to both. Any such limitations must be specified on the property data form and in the MLS. The amount of compensation offered to buyers' agents or subagents may be the same or different but must be clearly specified on the property data profile sheet. Broker Participants wishing to offer subagency to the other MLS Broker Participants must so specify on the property data profile sheet and on the MLS, otherwise, the offer of compensation does not constitute an offer of subagency.

### 7.19 Expiration, Extension, and Renewal of Listings.

Listings shall be **changed to the appropriate off-market status** on the expiration date specified on the listing unless the listing is extended or renewed by the listing broker. The listing broker shall obtain written authorization from the seller(s) before filing any extension or renewal of a listing. Any renewals or extensions received after the expiration date of the original listing shall be treated as a new listing and will be subject to any fees applicable to new listings. At any time and for any reason, the MLS has the right to request a copy of the seller's written authorization to extend or renew a listing. If a listing broker is requested to provide a copy of such authorization and does not do so within 1 day after the request, the listing shall be subject to immediate removal from the MLS.

#### 7.19.1 Extension for Protected Buyer.

**In the event a listing broker's listing has expired but a commission extension right for a protected buyer has been timely activated in the listing agreement and listing broker represents seller in said transaction, listing broker may be considered the "listing broker" for MLS reporting of sale as long as satisfactory documentation is presented to MLS.**

**For a full updated copy of the MLS rules please click [here](#)**



Fresno State is offering discounted  
tickets for the Kickoff game for the  
2018 Season

Click the banner below to purchase  
tickets



*Congrats!*

**MARIA  
CONTRERAS**

Summer Fun Time Basket Winner





FARAF is pleased to announce the two scholarship winners of the REALTOR® family member (child or grandchild)

# *Congratulations!*



Kassandra Christensen received the 2 year college scholarship.

"Kassie" is the daughter of REALTOR® member Kevin Christensen

Burke Stewart received the 4 year college scholarship. Burke is the son of REALTOR® member Brian "BJ" Stewart.



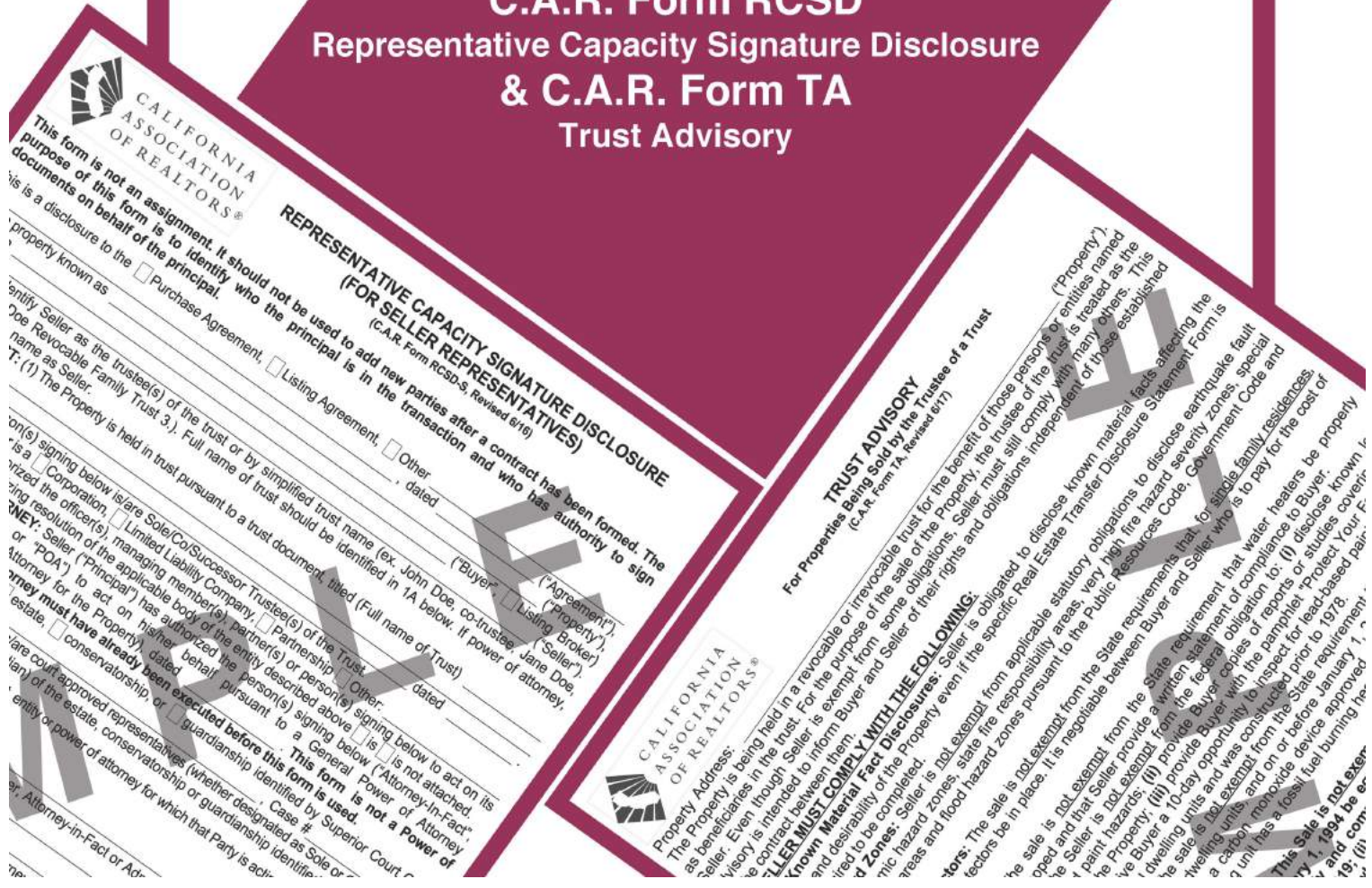
# KNOW YOUR FORMS MONTHLY SERIES

Every Second Tuesday  
from 10 am to 11:30 am  
at F.A.R. & streamed at our  
Yosemite Gateway Branch  
Must register in advance 559-490-6400



Tuesday, August 14th

C.A.R. Form RCSD  
Representative Capacity Signature Disclosure  
& C.A.R. Form TA  
Trust Advisory





## Fresno MLS Rule 10.2 Reporting of Sales

Listings with accepted offers shall be reported to the MLS or input into the MLS data base as "PENDING" within 3 business days of the acceptance by the listing broker unless the negotiations were carried on under SECTION 9.1 (A) OR (B), in which case, the cooperating broker shall notify the listing broker of the "PENDING" status within 3 business days after acceptance, whereby the listing broker shall then report or input the status change to the MLS within 3 business days of receiving notice from the cooperating broker. The listing shall be published on the MLS as "PENDING" with no price or terms prior to the final closing. Upon final closing, the listing broker shall report or input the listing in the MLS as "SOLD" and report the selling price within 3 business days of the final closing date unless the negotiations were carried on under SECTION 9.1 (A) OR (B), in which case, the cooperating broker shall notify the listing broker of the "SOLD" status and selling price within 3 business days after the final closing date, whereby the listing broker shall then report or input the status change and selling price to the MLS within 3 business days of receiving notice from the cooperating broker. Listings which were not input into the MLS as a result of the seller's instruction may be input into the MLS as "SOLD" data at the listing brokers options.

Reporting changes such as price, status and buyers agent information, just a few of many examples, is key to obtaining accurate and up to date information in our MLS Data base.

If at any time you need assistance in updating listing information please contact MLS Staff at  
559-490-6400

## YPN MONTH OF GIVING BACKPACK DRIVE

YPN is collecting back to school supplies for 1st-3rd graders .  
A collection bin is located in the FAR office

### Materials Needed:

Backpacks (fun ones for little kids)

Crayons

Colored Pencils

Markers

Wide ruled notebooks

Number 2 pencils

Monetary donations are welcome as well, please  
call the FAR office. 559.490.6400



# Calendar

Upcoming Training and Events

● Held at FAR Office

● Held at Yosemite Gateway Branch Office

Mon.

30

2:00 - 4:00pm - HUD Training  
Streaming at Yosemite  
Gateway Branch

Tues.

31

8:30am - MLS Home Tour Meeting  
Speaker : Roof Doctor : Robin Wood  
10:30am - Websites

Tues.

07

8:30am - MLS Home Tour Meeting  
Speaker : TBD  
10:30am - Rapattoni MLS Training  
1:30pm - CRMLS Training

Thurs.

02

8:30am - Yosemite  
Gateway Branch Home Tour  
Meeting  
Speaker - Jan Ramos  
2:00pm - Rapattoni MLS Training

Fri.

03

8:30am - Investors/Exchangers

Thurs.

09

9:00am - CRMLS Training  
9:00am - Wake Up YPN at Rocket Dog  
8:30am - Yosemite Gateway Branch  
Home Tour Meeting  
Speaker - Susan Britter : First American  
Warranty  
2:00pm - CRS Data Training

Fri.

10

8:30am - Investors/Exchangers





# Let our team help you grow your business

## Ask us how



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9/26/17



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