



[Website](#) [Find Your Home](#) [Find a REALTOR](#) [Consumer Resources](#) [Contact](#)



Off to Convention

November 9, 2015

The schedules are set!

Your leadership is packed and ready to go! You'll be hearing from each of them in a few weeks (since I don't get back until after the next newsletter). Their schedules are packed during the day with sessions and meetings that impact you, our member. Evenings are taken up with networking events with vendors. While the evening events may seem like easy "down" time, the reality is that they are learning about best practices and issues from other associations and MLSs. ***There will be no Weekly Bulletin on Monday, November 16.***



Karen Becker
CEO

Something to be on the watch for - a new scam is cropping up in our area. We've had a report of someone contacting vendors (plumbers, sprinkler systems, electricians, etc.) asking for a bid for properties currently on the market, using the REALTOR's name. They are asking the vendor for their routing numbers so that they can make a payment directly into their account. Luckily, no one (to my knowledge) has been victimized by this latest scam, but you may want to send an email warning your vendors and giving them your process for contacting them for work on the properties you represent.

Also, SEMAR will be closed November 26 and 27 for Thanksgiving.

Have a good week!

Karen

CEO

SEMAR closed...

SEMAR will be closed **Thursday and Friday, November 26 and 27**, in observance of Thanksgiving. We are thankful for you and all you do for our industry!



HAPPY THANKSGIVING!

Sleighbells ring... Are you listenin'?



Winona is hosting their annual Holiday Party on **Thursday, December 3**, for this fun happy hour with heavy hors d'oeuvres, from 5:00 pm to ??? at Bubs, 65 E. 4th Street. Remember how fun it was last year? This year promises to be just as energetic.

Join your colleagues and friends for a few libations, lots of good food, and networking. Cost to attend? **Only \$12.50/ person. *Bring canned goods or monetary donations to benefit your local food shelf.***

Angel Tree is the focus of Albert Lea Christmas party

Join Albert Lea members and guests at this celebration of the holidays at Wedgewood Cove on **Wednesday, December 9**.

Social hour begins at 5:30, with dinner at 6:30.

Cost for this elegant event is only \$20/person. Country Club attire is recommended. To get a flyer with all the details, [click](#)



[here](#). Deadline to sign up is Monday, November 30!

Please bring an unwrapped toy for the Salvation Army Angel Tree.

Call to Action continues



During the recent Call To Action, Minnesota put in one of the best performances ever. But even our best effort amounted to only 2 in 10 REALTORS® getting engaged.

The recent Call To Action remains open - and remains important. Please, take 20 seconds, follow this link and get engaged! It is your future clients, and your business, you are protecting.

[Stop Congress From Taking Money From Future Homeowners](#)

Bells will be ringing...

Mark Your Calendars! Salvation Army REALTOR® Ring Day is Friday, December 4th!

REALTOR® Ring Day will feature hundreds of REALTORS® bell ringing at more than 150 kettle locations around the state - but we need your help! In an effort to feed the hungry, house the homeless, and free people from addiction, Minnesota REALTORS® SEMAR (along with many other associations across the state) have teamed up with the Salvation Army for this great event once again! Consider volunteering 1 shift with co-workers, family, or friends and wear your REALTOR® "R" with pride! Sign up at realtorringday.com.



MNAR is holding their 2nd annual REALTOR® Ring Holiday Contest!!

It's time to go through the attic, ask grandma or grandpa for their stylish holiday sweaters, or get creative and design your own! All REALTORS® are invited to wear their ugly holiday sweaters and show off their holiday spirit on REALTOR® Ring Day - Friday, December 4th!

HOW TO ENTER

- Capture **ONE** picture of you, your family, or REALTOR® friends on December 4th at your designated ring location (*you must be in the picture*).
- Submit your photo with your first and last name, ring location, and brokerage you are with, to kfranssen@mnrealtor.com with "**MN Ring Contest**" in the subject line.
- Kate will post entries on MN REALTORS'® Facebook Page.
- Visit the [MN REALTORS'® Facebook Page](#) throughout the day to VOTE!

VOTE by LIKING the pictures posted. The likes will be counted per entry on the MN REALTORS'® Facebook Page - be sure to direct family and friends to the MN REALTORS'® Facebook Page to VOTE for your picture!

- Voting will be open until 8am December 5th!
- MN REALTORS'® will announce the winner with the most LIKES on the [MN REALTORS'® Facebook Page](#) on Monday, December 7th!
- The winner will receive a \$100 Visa gift card!

Polling! Hunh! Whaaaaat is it good for? Almost nothing! Say it again.



Pat Sexton,
Government Affairs
Director

Lots and lots of presidential polls come out seemingly every day. One year before the election, do they matter? Remember Herman Cain in 2012? Hillary Clinton in 2008? Or Scott Walker in 2016?

Gallop, once the polling gold standard, has stopped doing presidential primary polls altogether, but really bad polls will keep coming out. So it is useful to know how to read a poll. At the very least, find out what the questions actually were to determine if the poll has any validity.

Case in point: KSTP's [<http://kstp.com/news/stories/s3952441.shtml>] latest poll. Note the headline:

"64% of Minnesota voters think Hillary Clinton will be the Democratic nominee for President of the United States."

Now, note the actual question:

"Regardless of how you yourself may vote, which of these Democrats do you think will be the Democratic candidate for President a year from now?"

While it may show what average Minnesotans think on this topic, it is as close to meaningless as you can get. The only thing that matters in a primary is how Democrat or GOP primary folks - a very small subsection of the full electorate - actually vote. Just remember how people were talking about Herman Cain as the GOP nominee - until Republicans actually voted.

I view polling as many view the lottery or professional wrestling: as entertainment.

SEMAR Required Module schedule

This year the required module is 3.75 hours and meets the requirement for fair housing and agency as well.

Wednesday November 18th - 8:30-12:15 Austin MN, Holiday Inn, 1701 4th St. NW

Wednesday November 18th - 1:30-5:15 Owatonna United Prairie Bank,
110 W. Rose Street

Thursday December 17th - 8:30-12:15 Rochester SEMAR Office

Thursday December 17th - 1:15-5:00 Rochester SEMAR Office

Thursday January 21st - 8:30-12:15 Rochester Apache Kahler, Rochester

Thursday January 21st - 1:15-5:00 Rochester Apache Kahler, Rochester

Thursday March 17th - 8:30-12:15 Winona Location TBD

Thursday March 17th - 1:45-5:30 Rochester SEMAR lower level

Thursday April 14th - 8:30-12:15 Austin MN, Hormel Historic Home, 208 Fourth Avenue, NW

Thursday April 14th - 1:45-5:30 Albert Lea, Country Inn & Suites, 2214 E. Main St.

Thursday May 19th - 8:30-12:15 Rochester SEMAR Office

Thursday May 19th - 1:15-5:00 Rochester SEMAR Office

This course has been approved by the Minnesota Commissioner of Commerce for 3.75 Hours of real estate continuing education.

MLS Compliance Corner

ROOMS!

We have been finding some Residential listings that don't have any rooms listed. Since all homes have rooms, rooms are mandatory and, unfortunately, although it is a **required SEMAR field**, FlexMLS cannot make it a required field from their database. The name of the room and the room level are required, the room dimensions and room remarks are optional.

Also, with regard to Bedrooms - each home has either a Master Bedroom or a Bedroom 1 - not both. Once either Master Bedroom or Bedroom 1 are entered, then proceed to Bedroom 2 and so on.

Keep in mind that MLS Policy #2 requires that you not leave mandatory fields blank and that you do not put incorrect information in those fields.

#2 REQUIRED PROPERTY DATA INFORMATION: Do not leave mandatory areas blank and

*** Do not put "incorrect" information into the mandatory fields. There is a \$50 fine per field for putting fictitious information into the mandatory fields.**

Guidelines for Documents to be sent to MLS Office

In order to make it clear which Change Forms need to be sent to the MLS office, we have created some guidelines here:

If a brokerage enters their own listings, then they only need to send SEMAR the following contracts/forms:

Contracts Required

- (a) If we request an audit.
- (b) If a listing contract is acquired by your broker/agent within 60 days of an existing listing.
- (c) If a listing is being withheld from the MLS.
- (d) You require a SEMAR staff member to enter your listings into the MLS for a \$20 fee.
- (e) Upon request by the MLS staff.



Margaret Heise
MLS Compliance
Officer.

Change Forms Required

- (a) Cancellations
- (b) Expired
- (c) Back on Market
- (d) Temp Withdrawn

If you need SEMAR Staff to enter listings on your behalf, then you will need to send all contracts including the Withhold Form, if applicable, and all change forms.

If you have any questions, please feel free to call me at 507-285-9833 or e-mail me at Margaret@semnrealtors.com.

Nuggets from NAR

Video: Trending Legal Topics

NAR's legal team offers guidance on several key topics, including using drones for commercial purposes, the proper use of the REALTOR® trademark, the new closing rules, and who RPAC can legally solicit for contributions in the NAR's latest [Window to the Law](#) video.

Court Allows Horse Ban Challenge to Proceed

An appellate court has partially reversed a lower court's decision to grant summary judgment to the city of Blue Ash, Ohio, in response to a property owner's claim that the city violated two federal laws by refusing to allow her to keep a horse on her property to help her disabled daughter. In its decision, the United States Court of Appeals for the Sixth Circuit ruled that the property owner had produced enough evidence under the Americans with Disabilities Act for a court to evaluate whether it would be reasonable for her to keep the horse on her property. The appellate court also said the trial court had erred in declining to evaluate the plaintiff's claim that the city had not made a reasonable modification of its horse ban as required by the Fair Housing Amendments Act. The case was sent back to the lower court for further proceedings. [More info.](#) [Full text of decision.](#) [Related video.](#)



Save the date, Austin!



Dreaming of a tropical vacation? Then you'll want to hear about this! Austin is celebrating the holidays after all the hubbub is over and everyone can breathe easy again. Lots of fun and friendship coming your way...

January 15 at 5:00 pm

Windrift Bar, 2511 11th Street NE

Save that present that you were going to re-gift and bring it to the festivities for a White Elephant giveaway. And if you haven't gone south, wear your best (or worst) Hawaiian/tropical outfit. Yes, prizes are involved. Last year they gave away a television. Interested? Of course you are! ***Stay tuned for more details...***

REALTOR Rally Registration Open!



REALTOR RALLY
REGISTRATION NOW OPEN

Terry Watson


Sign up today for this **historically sold-out event!** Join us **February 18, 2016** for education sessions that will put a smile on your face and money in your pocket. These two speakers are among the most sought after talent in the industry, and we have them in one location at the same time! There are **550 places available**, please book now to save your spot. Trust me, you will regret it, if you don't book now.

Karel Murray


You can **register online** by clicking on this **REALTOR® Rally Screen**. Then sign into your account using your **NRDS# and Password**. Alternatively please call the SEMAR Office at **507-285-9833**



They say that learning through laughter is one of the best ways to learn. And that laughter is the best medicine. Based on our instructors this year, all of our members are going to be very healthy, learned REALTORS. **(Plus we'll have to add insulation between the rooms...)**

SEMAR is thrilled to present our instructors for this year's Rally - **Terry Watson and Karel Murray**.

Join us on **Thursday, February 18** at the **Rochester International Event Center** for a rousing day of continuing education (CE applied for). **Tuition is only \$29.99**. Tuition includes top-notch education, continental breakfast, lunch, Exhibit Hall and happy hour. Who could ask for more? **To register today, go to www.semnrealtors.com and click on the Education button on the member side of the website.**

Check out the video links of the instructors in action and have a chuckle in the process:

Terry Watson: [click here](#)

Karel Murray: [click here](#)

Stay tuned for more details soon!

From a Tech point of view (the other tips are optional!)



Shaun Martin

Tip 1: Something to ponder

43.4 percent of all statistics are made up on the spot! (just like this one)

Each week, I will provide you with a useful tip based on frequently asked questions and important updates. **(My first tip will always be something useful in life)**. This week I am revisiting some past documents I created on your behalf, several people have asked about Transaction Desk this week. This is covered in more detail in **Tip 2:**

MLS/IT Director

Tip 2: [Using Transaction Desk](#)

Please click on the link above for further information on Transaction Desk. This is a useful guide which talks you through using forms correctly, and how to use authenticsign to create signatures for yourself and your clients. If you experience issues with either Flex or Transaction Desk, you might need to clear your cache and cookies ([click here](#)). If this still doesn't help contact support@semnrealtors.com and we will investigate it further for you.

Windows Update: Free Upgrade to Microsoft Windows 10 for Windows 7 and Windows 8 Users

Windows is offering users the chance to upgrade their existing **Windows 7 and 8 Operating Systems** to **Windows 10 for free**. That's right **absolutely free** as they have admitted that Windows 8 was a horrendous failure causing more problems than you could ever imagine. This offer is absolutely free for one year from **July 29th 2015 until July 29th 2016**, after that date they will start charging users to upgrade. I highly recommend taking advantage of this fantastic offer, when is the last time you can remember Microsoft giving you anything free?

To reserve your free copy look at the bottom right corner of your screen and look for the **'Windows Logo'** as highlighted below:



Click on it and reserve your copy by entering your email address and it will be automatically upgraded after July 29th, 2015. You will receive an email reminder advising you that your copy is available to install. *** The Windows Flag will stay on your screen by default, don't worry your copy is reserved.**

Important Update:

If you are still waiting on your free copy of Windows 10, you can speed up the process by using the media creation tool. Alex Simone our **'MLS Support Specialist'** has created a document to help you navigate through the steps. Please [click here](#) for more information.

I have included related articles regarding **Windows 10**, I recommend reviewing each article especially the third article as it answers a number of questions you may have. Article 4 is very useful for shortcut features.

Related Articles:

1. [Windows 10 Review - A Welcome Upgrade](#)

- [2. Windows 10 or OS X? A Mac User Fall for PC Again](#)
- [3. Windows 10: We Answer Your Most Pressing Questions](#)
- [4. Windows 10 Short Cut Keys \(for Multitasking\)](#)

If you have any suggestions or topics that you would like to see covered or have questions, please feel free to email me at shaun@semnrealtors.com or call me at 507-285-9833.

Want to do CE in your bunny slippers?



With computer technology and the internet growing more advanced than ever before, online education is a swiftly growing industry - and, more so in ours. Yes, it's certainly less traditional than attending a live instruction course, but its convenience and benefits are becoming ever more pronounced.

However, we know that how online learning works is still hard to picture for many of our members, which is why we've partnered with The CE Shop. They're the leaders in online real estate education and they've created the most friendly online learning environment so that even our most novice users can have success in mere minutes!

Enrolling into a course with The CE Shop is easy. Simply click on the picture to see a list of the courses available to you. Then mouse-over their detailed course descriptions. You'll get the picture fast because The CE Shop has taken great care to understand how real estate agents like you learn best. They have an entire team devoted to ensuring the information you learn is the most relevant and current. We're not sure how they do it, but the lessons are always manageable and the information you need is engaging.

The best part? Learn when and how you want. The CE Shop does the rest.

Members on the Move

NEW: Lee Hoekstra with Counselor Realty of Rochester, Jordan Krause of Counselor Realty of Rochester, Letitia Hodenfield of Keller Williams Premier Realty, Melissa Greg of Keller Williams Premier Realty.

NEW AFFILIATE: Troy Phenix of Fly By Inc.

NEW MLS ONLY: Dan Wingert of NuStar Realty of Mankato, LLC.

TRANSFER: Clark Jones from Results Support Services to RE/MAX Results, Mackenzie Ohm from Coldwell Banker AYS Realty to Westwood Realty, Inc.

DROP: Chandelle Powers of Kindschy Team Realty, Aaron Konkel of Homes Plus Realty, Randy Barnes of Matt Gehling Realty & Auction, Nancy Musa of Sterling Real Estate.

DECEASED: Sheila Murray of Key Real Estate.



Stay tuned for more updates



SUBSCRIBE TO LIST

FORWARD EMAIL