

Bearings

MONTHLY NEWSLETTER FOR GKAR MEMBERS

Friday, July 7th, 2023

President's Message

We believe in the potential of every GKAR Member and want to make sure you're taking full advantage of your membership opportunities. Our events and programs are designed to help you expand your network, enhance your resume, and grow your business. We encourage all members to attend and make use of the invaluable resources at your fingertips.

If you're looking for ways to make a lasting impact on the Association and beyond, we have several opportunities for you to get involved. You can volunteer at a GKAR event or program, join one of our dynamic [committees](#), serve on the [Board of Directors](#), or become a [Business Partner Sponsor](#).

Stay tuned for more information about GKAR elections, committee applications, sponsorship opportunities, and upcoming events in our weekly newsletter.

Make sure to read the newsletter each week, so you don't miss out on your chance to enhance your career, have fun, and make a difference.

-Lisa Faber
President, GKAR Board of Directors



Lisa Faber 

2023 President

View Latest GKAR Member Dashboard

Latest News

GKAR Annual Dues for REALTOR[®] Members

Your 2024 annual GKAR dues statements, for REALTOR[®] Members, will be mailed and emailed to the preferred addresses on file, on August 10th, 2023, and will be due no later than September 10th, 2023.

Dues can be paid securely online at GKAR.com, using the [Member Login link, found in Member Central, on GKAR.com](#).

Business Partner Spotlight Video Series

Devon Title - PLATINUM SPONSOR



Upcoming Programs & Events



GKAR Annual Summer Golf Outing & After-Golf Reception

Monday, August 7th, 2023 @ Gull Lake View Golf Resort - [Register Now](#)

Golfers

There's still time! Grab your foursome! Registration is still available, for one of our most popular events of the year.

Non-Golfers

Not a golfer? Busy that day? Join us for the After-Golf Reception, immediately following the outing. Registration is required.



Michigan REALTORS® The Convention

September 20th - 22nd 2023 @ Detroit Marriott at Renaissance Center - [Register Now](#)

The Convention is the premier real estate education and trade show event in the state of Michigan! **Drive Your Success** in Detroit with CE Marketplace Certified Knowledge Sessions, numerous networking opportunities and innovative products and services in the Expo. Held during the North American International Auto Show, test drive the agenda below and register today!

4:01 NETWORKING Mixer

Fall 4:01 Networking Mixer

Wednesday, October 18th, 2023; 4:01-6:00 pm - *Save the date!*

Education

Designations & Certifications

- **Seller Representative Specialist (SRS) Designation Course** - September 25th - 26th, 2023 (2 hrs Legal and 12 hrs Elective Con-Ed Credits) - [Register Now](#)
- **e-Pro Advanced Digital Marketing Techniques Certification Course** - November 6th - 7th, 2023 (12 hrs Elective Con-Ed Credits) - [Register Now](#)
- **At Home With Diversity (AHWD) Certification Course** - November 9th, 2023 (2 hrs Legal and 4 hrs Elective Con-Ed Credit) - [Register Now](#)

Membership

Quarter Century

Please join us in recognizing Suzanne Kloth and Gregory Watts, for achieving GKAR Quarter Century status (25 years of GKAR Membership).

View the Weekly Membership Changes

To view the latest changes, you may need to refresh your browser.

Ask Your Risk Management Committee

You asked and the Risk Management Committee answered. Read recent questions submitted to the Risk Management Committee below, and previous Q & A in the [Bearings](#) Newsletter archives.

Q: I am a broker who only sells commercial property. Does the rule requiring 2 days to deposit earnest money in a trust account apply to deposits made in connection with the sale of commercial property?

A: Yes. The law applies to any real estate transaction and does not differentiate between residential and commercial transactions.

Q: How long should my office hold records?

A: The Rules require that escrow account records be maintained for at least 3 years. It is possible, based on statutes of limitations for various causes of action, that litigation could be initiated up to 6 years after a transaction has closed. There are also “tolling” provisions in the law that could extend the statute of limitations. Thus, while there are no absolutes, it is advisable to hold all records for a minimum of 7 years.

Q: My seller entered into a purchase agreement that contains a clause that says that the earnest money deposit will become non-refundable if the closing does not occur by the date specified in the purchase contract. The closing date has passed, but the buyer is disputing the release of the money. Since the contract says the deposit is non-refundable, can the money be released to the seller?

A: No. If there is a dispute between the buyer and the seller over the deposit, the law requires that the money stay in a broker’s trust account until there is either an agreement between the parties or a court order. The fact that one of the parties’ claims to the deposit is clearly wrong does not make a difference.

What questions do *you* have for your Risk Management Committee? Maybe you need more information on the newest scams to avoid. Or, maybe you would like clarification on verbiage in one of the Risk Management-created forms. Submit your question(s) by clicking on the button below. Committee Members will review and answer your question in an ongoing Q & A document.

Submit a Question

MLS News, Tips & Trainings

Member Benefit: Tech Helpline

As a reminder, Tech Helpline is a GKAR Member Benefit offering support for hardware, software, networking and digital devices. The best part is you have the choice of contacting their friendly and knowledgeable analysts via phone, email, and online chat. They troubleshoot problems and offer solutions, often by connecting remotely to your computer and fixing it while you relax. They can advise you on hardware and software purchasing, and most importantly, they understand your needs as a REALTOR®.

No need for tech help right now? Tech Helpline offers useful articles to expand your knowledge on real estate related topics and technology. [Find their articles here.](#)

Ranking Report

Flexmls has made it even easier to find and run a ranking report in the MLS. You will find the **Ranking Report** when looking at the **Inventory & Production Reports**.

Need additional MLS tips and tricks? Find GKAR created tips on <https://www.gkar.com/mls-tips>.

Quick Search Databases

A recent update was made to the Flexmls Quick Search. Realcomp is now preselected as a data source for listings when conducting a search and viewing the hotsheet. You will now see MichRIC® and Realcomp data by default.

If you wish to update your **Quick Search** to include additional data sources such as Greater Lansing MLS or Water Wonderland MLS, you can edit the preselection in your **General Preferences**. [Learn how to update your preferences with these simple steps.](#)

Upcoming MLS Webinars

- [Overcoming Obstacles with Floor Plans](#) – Wednesday, July 12th, 2023 @ 11:00 am
- [My Production on Flexmls](#) – Thursday, July 13th, 2023 @ 1:00 pm
- [Research Properties, Neighborhoods and More with RPR](#) – Thursday, July 20th, 2023 @ 2:00 pm

[View the full list on GKAR.com >>>](#)

Contact GKAR
Staff Member

Contact GKAR
Board of Directors



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