

Bearings

MONTHLY NEWSLETTER FOR GKAR MEMBERS

Friday, October 6th, 2023

President's Message

Diversity and inclusion are crucial to our industry and society as a whole. By embracing diversity, we open ourselves up to new perspectives and ideas, which can lead to new opportunities and growth.

REALTORS[®] have a responsibility to uphold the principles of fair housing and equity in business transactions - which is why it is so important to be well-informed in these topics.

Next month, on November 9th, your GKAR Professional Development Committee will be hosting [Matt Difanis](#), from 8:30 am to 10:00 am for a [program on Diversity and Inclusion](#).

Immediately following, you have the opportunity to stay for an [At Home With Diversity Certification Course](#), from 10:00 am to 4:00 pm. This course includes 2 hours of Legal and 4 hours of Elective Continuing Education Credits - and it costs just \$89!

You can register for the Professional Development program at [GKAR.com/pro_development_programs](#), and you can register for the At Home With Diversity Certification Course at [GKAR.com/designations](#).

I urge you to participate on November 9th and make a commitment to fostering diversity and inclusion in your real estate business.

Sincerely,

-Lisa Faber

President, GKAR Board of Directors



Lisa Faber 

2023 President

[View Latest GKAR Member Dashboard](#)

Latest News



Registration Now Open for GKAR's Installation Event

[Join us on December 1st, at GKAR's biggest event of the year!](#) At Installation, we will celebrate the achievements of GKAR Members in 2023, recognize those who have worked tirelessly to make GKAR a prominent real estate association, and usher in the incoming leadership - setting the tone for the year ahead.

Save Your Seat

2023 GKAR Election Results

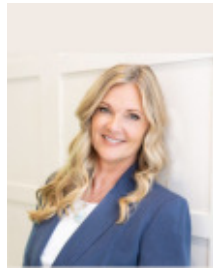
Thank you to everyone who participated in the 2023 GKAR Elections for 2024 Leadership, and congratulations to those elected!



2024 President-Elect
Tammy Dykema



2024-2026 Director-at-Large
Charlie Bradford



2024-2026 Director-at-Large
Jodi Noble



2024-2026 Director-at-Large
Steven Revor

GKAR 2024 Committee Application Opens November 1st

GKAR Committees and Task Forces are the lifeblood of the Association, serving and executing the vision for the Association, in alignment with the Bylaws, Strategic Plan, and National Association of REALTORS® Core Standards. Approximately 100 Members are selected to serve GKAR each year; contributing to the professionalism of our Membership and the real estate industry in Southwest Michigan as a whole.

Committee Application Period: November 1st - December 1st, 2023 at 4:00 pm

Candidate Endorsements - Cast Your Vote On November 7th

In August, the GKAR Advocacy Committee and Board of Directors endorsed the following candidates, as they support REALTOR® issues and are supportive of local business initiatives.

Kalamazoo City Mayor

- David Anderson

Kalamazoo City Commissioner

- Jeanne Hess
- Chris Praedel
- Alonzo Wilson

Portage City Mayor

- Patricia Randall

Portage City Council

- Chris Burns
 - Jim Pearson
 - Jihan Young
-

Upcoming Programs & Events



SkeleTour

Downtown Kalamazoo - October 6th - 31st, 2023 - [View Flyer](#) | [View Map](#)

GKAR is stop #3 on the tour.



Fall 4:01 Networking Mixer

[Monelli's Italian Grill & Sports Bar](#) Wednesday, October 18th, 2023; 4:01-6:00 pm - [Register Now](#)



Day of Service for Veterans

Saturday, November 4th, 2023 [Volunteer Now](#)



e-PRO Digital Marketing Certification Course

Monday, November 6th - Tuesday, November 7th 2023 @ GKAR - [Register Now](#)



AT HOME WITH
DIVERSITYSM

Diversity and Inclusion + At Home With Diversity

Thursday, November 9th, 2023 @ GKAR

Two programs, same day! Attend Diversity & Inclusion in the morning, and then earn your AHWD certification in the afternoon. Separate registration for each course is required.

[Register for Diversity & Inclusion](#)

[Register for At Home With Diversity](#)



Installation & State of the Association

Friday, December 1st, 2023 @ The Radisson Plaza Hotel, Kalamazoo - [Register Now](#)

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. View recent questions submitted to the Risk Management Committee and their answers in previous issues of the *Bearings*.

Q: I have a prospective buyer who is Hispanic. He told me that he wants to live in a “Hispanic neighborhood.” What can I do about this?

A: The client needs to be told that it is illegal for you to direct him/her to particular neighborhoods based upon ethnicity or nationality of the residents in the neighborhood. If, on the other hand, the client identifies a particular geographic area in which he wishes to live, the REALTOR[®] can honor the client’s request to limit the search to that neighborhood. The REALTOR[®] would be well advised to have a written record as to the client’s specific request.

Q: I have a buyer who wanted me to find out the local area school test scores. When I went to the Website with the scores, I noticed that they were broken down by many different demographics including race. Can I provide my buyers with this list?

A: REALTORS[®] should not distribute demographic information broken down by race. Instead, REALTORS[®] should provide buyers with a list of the various websites from which they can obtain school test score information.

Q: I plan on stating on the MLS and other advertising, that my seller’s house is in a “family neighborhood.” Can I use this type of description?

A: Real estate advertising should not include statements that suggest either that families with children are NOT welcome or that they are the ONLY people welcome. A reference to a “family neighborhood” may be interpreted as an attempt to discourage buyers who are not families with children.

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

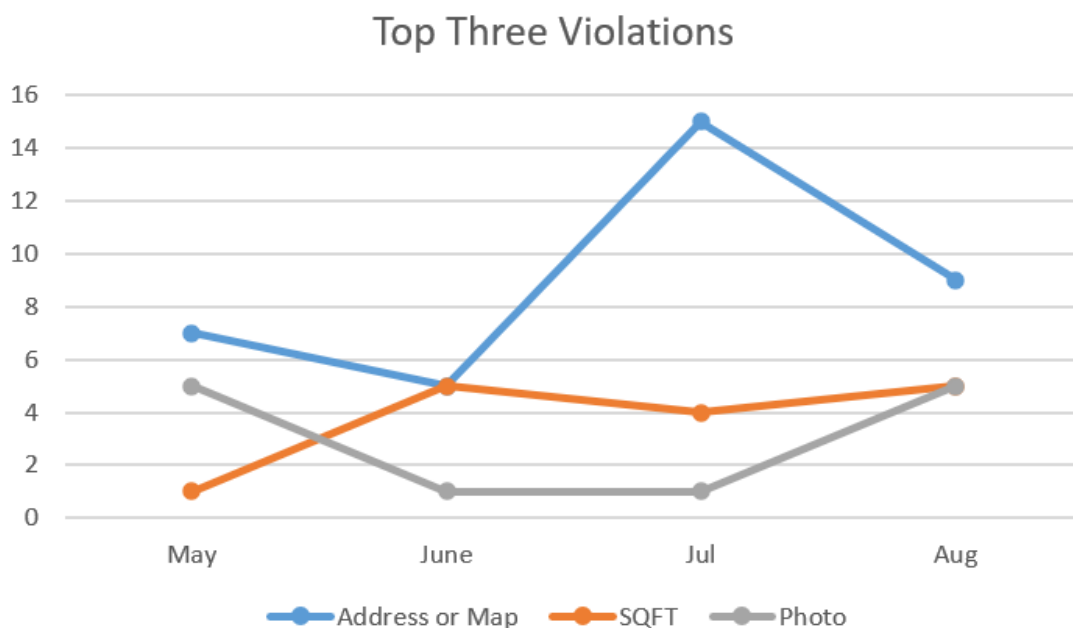
MLS Violation Summary

Highlights

Excerpt from GKAR *MLS Rules and Regulations*. The full policy may be found in the Member Login.

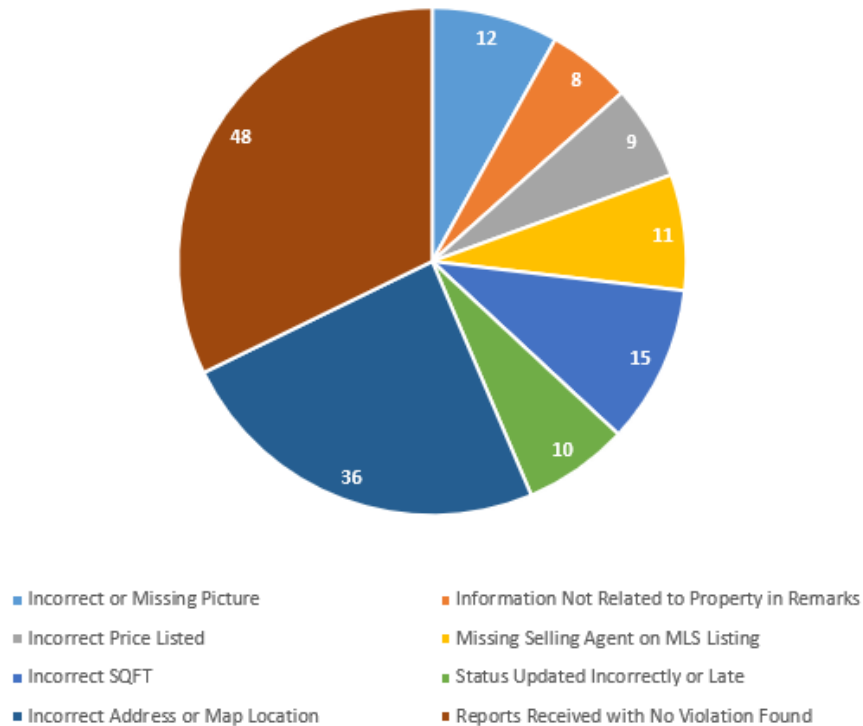
Section 1.2.5 Property Address: You may be charged a fine, if you enter incomplete or incorrect property address information in the MLS system. A complete and correct property address must be entered on every listing, (except vacant land), regardless if the property has been previously listed under a different address. You are encouraged to use at least two (2) sources when verifying an address; one of those being the United States Postal Service. *(Adopted 11/17)*

Top three violation reports in Quarter Two of 2023: incorrect address or map location, incorrect photo, and incorrect square footage.



Quarter Two Overview

2023: Quarter Two
Common Violation Reports



Warnings Issued: 122

Fines Issued: 7

Reports Received and No Violation Found: 48

Fines are assessed to a Member or office when a violation has been reported and staff has requested said violation be corrected. If the violation is not corrected in the given timeframe, then a fine is assessed per the GKAR *MLS Rules & Regulations* fine schedule.

How to Report Violations

MichRIC[®] members have the option to report violations in Flexmls. A Flexmls user can select to submit a **Report Error** when viewing a listing. This report will be submitted to the listing agent's association for review.

Your MLS Committee is charged with providing solutions for streamlining the MLS system. This includes creating and reviewing policies that may be found in the GKAR *MLS Rules and Regulations*. GKAR staff receives reports submitted by MLS users on potential MLS violations. Staff reviews these reports and works with agents to ensure policies are followed and MLS data is as accurate as possible.

Upcoming MLS Webinars

- [Dotloop Beginner Webinar](#) – Tuesday, October 10th, 2023 @ 10:00 am
- [Track the Market with RPR Data](#) – Tuesday, October 17th, 2023 @ 12:00 pm
- [Overcoming Obstacles with Floor Plans](#) – Wednesday, October 18th, 2023 @ 11:00 am

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

Contact GKAR
Staff Member

Contact GKAR
Board of Directors



GKAR, 5830 Venture Park Drive, Kalamazoo, MI 49009, [269-382-1597](tel:269-382-1597)

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