

Bearings

MONTHLY NEWSLETTER FOR GKAR MEMBERS

Friday, December 1st, 2023

President's Message

It's hard to believe we've reached the last month of the year. I would like to take this moment to express my heartfelt gratitude to each member who contributed to the Association's success in 2023. It's been a year to remember, and it wouldn't have been possible without you!

I want to also extend my gratitude to you for your support during my year as GKAR President. Your Board of Directors remains committed to representing you and making GKAR the best it can be - your partnership is essential to our continued success.

I wish you all a prosperous 2024 and look forward to seeing you at upcoming GKAR programs and events.

Thank you,

-Lisa Faber
President, GKAR Board of Directors

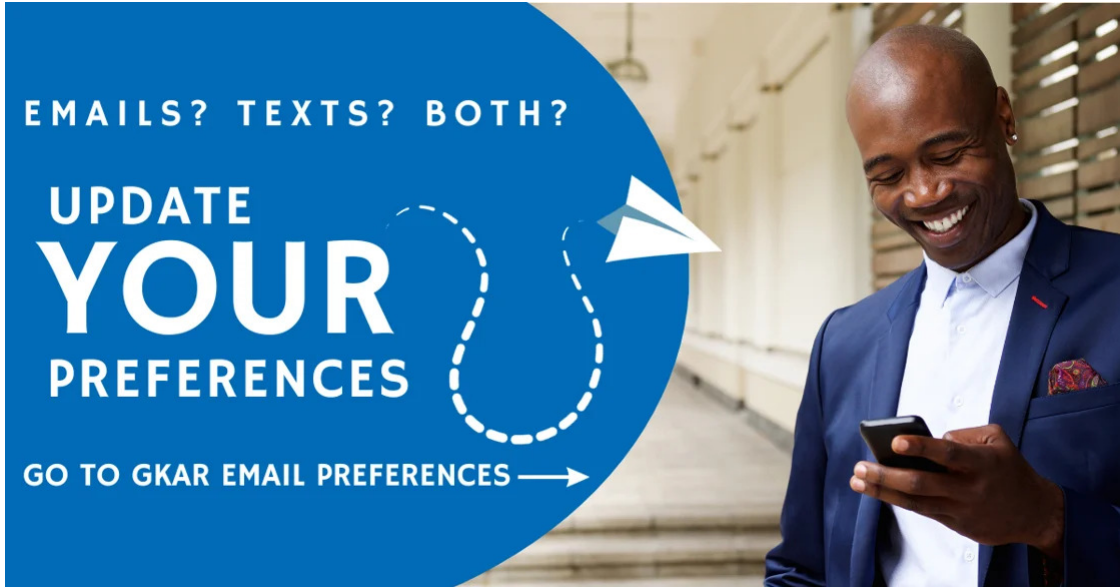


Lisa Faber 

2023 President

[View Latest GKAR Member Dashboard](#)

Latest News



Set Your Email Preferences for 2024

New! You choose how you want to hear from us!* GKAR is proud to announce the release of brand-new technology that will allow you to [tell us exactly what you need most for your business and how you want it delivered](#). From urgent safety alerts to reminders for your upcoming programs, make sure our team knows what you need.

*GKAR has a new email provider. If you have not filled out the new form (pictured below), please do so before December 31st, 2023, to ensure you continue to receive important communications like the weekly newsletter.

★ Featured Topics	Email	Text
Mandatory* (Governance, MLS Updates, Safety Notifications, Elections, Violations, Fines, Billing - The Critical Items.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Topics of Interest	Email	Text
Weekly and Monthly Newsletter (GKAR News, Programs, Education, Events, MLS Tips, Membership Updates - The Latest News Items.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Reminders (Networking Mixers, Continuing Education Courses, Meetings, etc - Your Upcoming Programs and Events.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Broker Alerts (Key Issues Relevant to Office Managers, Brokers, and Owners - The Leadership Items.)	<input type="checkbox"/>	<input type="checkbox"/>

This is your current contact info on file. To change it, update your professional profile at the link below (please allow 24 hours for changes to appear here):
<https://klmz.rapams.com/scripts/mgrqispi.dll?APPNAME=IMS&PRGNAME=IMSMemberLogin&ARGUMENTS=-AGKAR>

Go to New Email Preferences Form

Your 2024 REALTOR[®] of the Year Is...

Joy Watts

Berkshire Hathaway HomeServices

[Read Joy's full bio on GKAR.com.](#)

[Send Joy a message of congratulations >>>](#)



2024 Philip P. Perry Award Recipient

Rick Crepas

Jaqua, REALTORS®

[Read Rick's full bio on GKAR.com.](#)

[Send Rick a message of congratulations >>>](#)



This award is given to a current GKAR Member who embodies the spirit of selflessness that was important to Philip P. Perry, throughout his life.

Upcoming Programs & Events



2024 Programs Are In The Works!

We are finalizing programs and education for 2024. Visit GKAR.com/calendar, in the coming weeks, for the most up-to-date program information.

[Go to GKAR Calendar](#)

New GKAR Hours and Holiday Schedule*

Effective today, December 1st, 2023 - the GKAR Office will be open from 8:30 am - 12:00 pm and 1:00 pm - 5:00 pm Monday-Friday.

The GKAR Office will be closed, Friday, December 22nd - Monday, December 25th, 2023, and Monday, January 1st, 2024.

*Please also note that some vendors will have adjusted support hours during the holiday season.

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 listed a home for \$300,000. My seller has received a full price offer and wants to counter it at \$310,000. Can he do this?

A: Yes. Even if a full price offer is presented to the seller, he or she is not obligated to sell it at that price and can counter at a price that is higher than the listing price.

Q: I am the listing REALTOR[®]. An offer was made by a buyer that was well below the listing price. I telephoned the buyer's agent to tell him that my seller has rejected the offer. The agent said that it is necessary for the seller to reject the offer in writing. Is this true?

A: No. A seller has no legal obligation to reject an offer in writing or to even respond to an offer at all.

Q: I made a full price offer on a house on behalf of my buyer. The offer stated that the seller had until 5:00 p.m. on Friday to respond. The listing broker emailed me and said that the seller would not respond until Monday because he has an open house scheduled for the weekend and wants to see if any more offers are made. Can the seller unilaterally extend the time for responding to my offer?

A: No. The seller cannot “accept” an expired offer; rather any “acceptance” after the expiration of the offer would be deemed a counteroffer that your buyer could either accept or reject.

Submit a Question

MLS News, Tips & Trainings

New MLS Fields

Recently, new fields were added to the MLS. Find a quick summary of the field, where it will be found, and the property types to which it was applied. Note: None of the following are required fields.

Field Name	Where it is Found	Property Type
Additional Parking	Parking Features	Residential and Residential Lease
Bar Fridge	Appliances	Residential and Residential Lease
Builder Name	Main Fields	All
Carriage House, Historic, and Townhouse	Design Field	Residential and Residential Lease
Double Oven	Appliances	Residential and Residential Lease
Ductless	Heat Type	All
Invisible Fence	Exterior Features	Residential
Laundry	Association Amenities	Residential, Land, and Multi Family
Lease Purchase	Terms Available	All
Ownership Type	Main Fields	All
Permit Required	Parking Features	Residential and Residential Lease
Plumbed for Bath, Finished, Partially Finished, and Sump Pump	Additional Items	Residential
Principal Road	Main Fields	Commercial and Commercial Lease
Private	Water and Sewer	All
Private Sewer	Utilities Attached	Land
Private Water	Utilities Attached	Land
Reverse Osmosis Water System	Additional Items	All
Site Condo	Lot Description	Residential
Vacant Land	Property Use	Commercial and Commercial Lease
Vaulted Ceilings	Additional Items	Residential
Vinyl Floor, Tile Floor, and Carpet Floor	Additional Items	Residential and Residential Lease
Walking Trails	Association Amenities	Residential, Land, and Multi Family

Upcoming MLS Webinars

- [Build a Winning Listing Presentation](#) – Wednesday, December 6th, 2023 @ 12:00 pm
- [Dotloop Advanced Agent Training](#) – Wednesday, December 21st, 2023 @ 10:00 am
- [Overcoming Obstacles with Floor Plans](#) – Wednesday, December 27th, 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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