



# PBBR FRIDAY FLASH



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## May 18th, 2007

*If opportunity doesn't knock, build a door!*

### LEADERSHIP

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#### PBBR/PBMLS

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Ex Officio

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ADMIN ASS'T TO AEO

**AMBER YOUNGS**

MLS CLERK

**DARLENE CLAPPER**



### ANNOUNCEMENTS

ATT: Designated REALTORS

After careful consideration, leadership is moving forward in the best interest of the entire membership, by offering an equally available, uniform lockbox service. They have a few options for models to consider and would appreciate your input.

Leadership requests the attendance of all Designated REALTORS® of Paul Bunyan MLS – which includes Brokers and Appraisal Designated REALTORS®, as full Participants of the MLS and through whom all licensees and associates receive their subscription to multiple listing service at a meeting on Tuesday, May 22nd, at 1 p.m., at Mr. John's Restaurant on M-55, just east of Lake City, to discuss with you proposals for a uniform lockbox service vendored by Sentrilock. The meeting will probably take an hour to an hour-and-a-half.

We request that you allow us the courtesy of your response no later than May 18th as to whether or not you will be attending this important meeting. Please FAX a copy of this letter back to the board office with your name and if you plan to bring ONE guest, his or her name (we suggest the guest should be an associate broker, office manager, partner or principal of your firm).

Thank you in advance for your time and attention to this notification and request.

Best Regards,  
William "Bill" Alderden,  
President

We also hope to have a speaker from District #10 Health Department give us an overview of the proposed Sanitary Code proposal under consideration for Crawford, Kalkaska, Lake, Manistee, Mason, Mcosta, Missaukee, Newaygo, Oceana and Wexford Counties.

### Membership Updates

#### New Members:

**Ditas Valenzuela, Assist 2 Sell Buyers Sellers Advantage**

**Jeremy Hart, Appraiser, has moved from Lakeland Appraisal Integrity Appraisal Group.**

**Loretta Timlick has re-joined the board as Group Consultants, Real Estate Consultants in Cadillac.**

**Carole Van Pamel's daughter, Laura Mayes (ERA HH.com), called and said Carole's condition is now critical. Please keep Carole and Bob (TDM Realtors, Inc.) and their family in your prayers at this difficult time.**

#### **➤ GOLF CHALLENGE IN JULY!**

**If you are interested in helping with or participating in the Paul Bunyan Board of REALTORS RPAC Golf Challenge (benefit for RPAC) and cook out, the event will take place on Thursday, July 19<sup>th</sup> at Stoney Creek Golf Course in Lake City. This is not your ordinary golf challenge! We will have Par 3 shootout, a long drive contest, putting challenge, and chipping challenge and a lot of other fun contests and challenges. The idea is to hopefully have enough interest to put the challenge between the MLS members of each of our MLS databases!**

**A committee has been created and will be working on formats and offering sponsorship opportunities very soon. Three Lakes Abstract and Title and Cadillac Title have already offered sponsorship support and assistance.**



# PAUL BUNYAN MLS

## Paul Bunyan MLS Committee

### Wexford/Missaukee Representatives

Rick Lantz, Committee Chair; Keith Johnson, Judy Greeley, Jim Meier and Barry Fall

### Ros Co Representatives

Jo Ellen Serum, Paul Allen, Dave Becker, Mike McCullough and Mark Hacker

**Next committee meeting: June 5<sup>th</sup>, 9:30 a.m.**

### Excerpted from MLS Policies and Procedures for your convenience. MLS Service Description:

- Unlimited access to the computerized database of the Participant's choice, both online and desktop) containing the data for either MLS database (W/M MLS or Ros Co MLS).
- Member Guest Access to the other Paul Bunyan MLS database.
- System support service from Board Office, M-F, office hours only
- System training in Board Office M-F, office hours, by appointment only
- Technical support service from FNIS Monday thru Saturday, 8:30 a.m. to 8:30 pm EST (877) 657-4357
- Broker Data Entry and Image Scan Option or fee for service of Board Office Data Entry and Image Scan Option
- Data Input Forms for Data Entry and Change/Sold forms are available on the Board's website and in the MLS system MLS Docs section as a free download
- Framable IDX solution for Participant - monthly fee is part of the MLS User fee as approved from time to time by recommendation and authorization of the Board of Directors of Paul Bunyan MLS.
- Framable Solution or Framing of Brokers IDX display for agents available with Participant's authorization
  - RETS Module compliancy and set ups
  - Public Listing Display on the board website

### ◆ FINE POLICY:

For both broker-entry or board-office entry of New Listings, Changes to existing Listings, a charge of \$25 per 5 calendar day increment or portion thereof after the first 5 day increment charge will be applied to any listing for which there is a violation not remedied before 5 calendar days beyond the agreement listing date.

- Any listing not entered or submitted for board office entry within 5 calendar days of the listing date
- Any listing entered onto the system without a signed listing agreement submitted to the Board Office for each new listing
- Any Residential or Commercial listing entered without a photo accompanying it within 5 days of the listing date
- Incomplete Information submissions beyond 5 calendar days of the listing agreement date
- A \$25 charge will be applied for an extension or renewal of a listing that expires out of the system without properly dated paperwork submitted.

\$100 non-reporting fine will be applied to any Participant for failing to report a new/transferring agent to their firm within ten (10 days) of receipt of license.

Changes for the following service requests must be received in writing on the appropriate form within 10 days of the change for the following:

- A request for an MLS waiver approved by the MLS committee (based on extended illness requiring treatment or rest and/or 3 month pregnancy leave only)
- New agent added to the Participant's service
- Agent dropped from the Participant's service (after 10 days, any charges will be extended through the end of the quarter the termination occurs in).

Sold Information for listings must be entered into the system within 48 hours of the completion of sale. Sold information entered after that date without a paper trail explanation will be fined \$5.00 for 5 calendar days beyond the 48 hour time frame required by the MLS Rules and Regulations.

Fine Disputes for Participants and Subscribers related to policy and procedure or rules and regulations of the service for either MLS database (W/M MLS or Ros Co MLS) must be put in writing, supported by documentation wherever possible, and directed to the Board Office for submission to the MLS Committee for their review at their next regularly scheduled meeting. A Participant or Subscriber may request in advance to secure time on the agenda to present supporting documentation.