



PBBR FRIDAY FLASH



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November 2nd, 2007

If opportunity doesn't knock, build a door!

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ANNOUNCEMENTS

DAYLIGHT SAVINGS TIME Don't forget to set your clocks back one hour on Saturday night, November 3rd before you go to bed.



PARAGON 4 ONLINE deployment begins 10 p.m., Tuesday, November 6th. You will begin using the new online program as of 7 a.m., Wednesday November 7th, 2007. You will not be able to access online or connect to download/upload service from desktop.

GENERAL MEMBERSHIP MEETING AND ANNUAL ELECTIONS THURSDAY, 11/29/2007

Mr. John's Restaurant, Lake City
\$11.00 per person (Pot roast, carrots, potatoes, dessert & soft beverage)

- Paper Ballot Voting: 11:30 a.m.
- Lunch: Noon
- Axe the Tax Petitions, Doug Merriam
- Short Annual meeting, if a quorum is present, beginning at 12:30 p.m.
- Brian Westrin, Legal Affairs Manager for Michigan Association of REALTORS®, will be presenting Common Legal Hotline Issues immediately following. (30 minutes)

THOUGHTS TO PONDER

"Remember that happiness is a way of travel, not a destination." (Roy Goodman)

"Do, or do not. There is no 'try'."
- Yoda ('The Empire Strikes Back')

PAUL BUNYAN MLS

Paul Bunyan MLS Committee

Rick Lantz, Committee Chair ; Keith Johnson, Judy Greeley, Jim Meier and Barry Fall Jo Ellen Serum, Dave Becker, Mike McCullough, Mark Hacker, Sandy Keezer

FINES SCHEDULE:

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 or seller's signature date.

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. The written dispute must come from the Participant or Subscriber of the listing. (amended 9/11/07)

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

Mission: Ax the Tax

STATEWIDE COALITION ANNOUNCES PUSH TO REPEAL THE NEW SALES TAX ON SERVICES 39 GROUPS – AND COUNTING – JOIN FORCES

By Coalition to Ax the Tax (From Michigan Association of REALTORS® website <http://www.mirealtors.com>)

With just days before a new sales tax on services is imposed on Michigan consumers, an expansive and diverse group of 39 business organizations announced today they are joining forces to push for an outright repeal of the expensive, convoluted and job-killing tax. MAR has joined the coalition.

"With the fragile economy that Michigan is facing, this is not the time to add more taxes," said Bill Martin, MAR CEO. "These taxes will have a drastic impact on Michigan businesses and taxpayers. Business owners will have to make tough choices that may include closing up shop or moving out of the state." Martin continues, "The REALTOR® community in Michigan has worked hard to fight sales tax on services. We believed it was a bad idea when Gov. Granholm proposed it several years ago, and we still believe it's a bad idea today. We want to see Michigan's economy thrive again, and this is not the way to reach that goal."

The Ax the Tax Coalition is made up of individual job providers, trade associations and chambers of commerce from across Michigan. Members of the group are committed to working with the Legislature to repeal the sales tax on services before it goes into effect on Dec. 1, 2007. Should the Legislature fail to act, the coalition is making plans to gather petition signatures and take the repeal directly to the voters through a statewide ballot effort.

"Our message is simple: repeal this tax and repeal it before Michigan consumers and job providers take a financial hit they can't afford," said Aaron Samson, owner of Lush Lawn Inc. in Grand Blanc and a member of the National Federation of Independent Businesses (Contact: Charles Owens, state director, 517-485-3409). "While there is not a lot of time, there is enough time for the Legislature and the Governor to fix this mistake if they act now."

Founding members of the Ax the Tax coalition are:

Affiliated Building Service Contractors of Michigan	Michigan Association of Recreation Vehicles and Campgrounds
American Advertising Federation	Michigan Chamber of Commerce
American Institute of Architects – Michigan Chapter	Michigan Contract Security Association
Arboriculture Society of Michigan	Michigan Council of Private Investigators
Associated Builders and Contractors of Michigan	Michigan Dairy Foods Association
Burglar and Fire Alarm Association of Michigan	Michigan Farm Bureau
Council on State Taxation	Michigan Green Industries Association
Detroit Regional Chamber	Michigan Grocers Association
Evans Distribution Systems	Michigan Hotel, Motel and Resort Association
EWI & Associates, Inc.	Michigan Manufactured Housing Association
Grand Rapids Area Chamber of Commerce	Michigan Milk Producer's Association
John Bailey and Associates, Inc.	Michigan Nursery and Landscape Association
Lansing Regional Chamber of Commerce	Michigan Professional Bail Agents Association
Michigan Business and Professionals Association	Michigan Propane Gas Association
Michigan Chapter of the American Society of Travel Agents	National Federation of Independent Businesses
Michigan Apple Association	Saginaw County Chamber of Commerce
Michigan Association of Home Builders	Self Storage of Michigan
Michigan Association of Insurance Agents	SEMCO Energy
Michigan Association of REALTORS®	Small Business Association of Michigan
	Tree Care Industry Association

"It's not everyday that a coalition of this size and scope comes together with a single mission in mind," Mike Ritsema, owner of i3 Business Solutions and a member of the Grand Rapids Area Chamber of Commerce said (Contact: Jared Rodriguez, vice president of advocacy, 616-485-4312). "This coalition is large, we are growing and

we are 100 percent committed to repealing the sales tax on services before it does damage to our economy and costs Michigan jobs.”

The Legislature and the Governor extended the six percent sales tax to a list of still undefined services as part of a plan to balance the fiscal year 2008 budget. The new tax was approved in the middle of the night on Sept. 30. No public hearings were held on the new tax, how it would be implemented or who would be required to pay it.

In the two weeks since the tax was passed and in response to the anger and frustration of job providers and consumers, economic leaders have been meeting to form a coalition and develop a plan to repeal the tax.

David C. Rhoa, president of Lake Michigan Mailers, Inc., and a member of the Small Business Association of Michigan (Contact: Todd Anderson, vice president of government relations, 517-482-8788) said: “With 45 days to go until this tax goes into effect, the Legislature and the Governor have both the time and the opportunity to fix this economic problem. No one underestimates the challenge that lawmakers faced in balancing the budget, but at the same time, no one should underestimate the lasting damage this tax will have on Michigan’s economy and our competitiveness.”

With today’s announcement comes the official launch of an intense lobbying and grassroots effort to push for legislative repeal, as well as the gathering of petition signatures to put a repeal before the voters.

2008 Elections

Following is the Candidate Slate for Officers and Directors for vacancies on the Board of Directors for both Corporations. Please review the matrix and additional information for this year’s elections.

Setting yourself up for e-ballot voting will be much easier if you receive email from the PBBRMLSForum@internetcrusade. If you don’t, the only way for you to make sure you receive e-ballots will be for you to send an email TO: sally@pbbr.com
CC: amber@pbbr.com

Enter E-BALLOT REQUEST AND EMAIL ADDRESS VERIFICATION into the subject line and also authorize us to add your email to the PBBRMLSForum@internetcrusade.com

You will then receive the test notice and we can then collect all authorized email to program into the Election e-ballot software.

Nominations for 2008 PBBR Board of Directors for open positions:

President:
Jilane Fenner, Exit Realty of Greater Cadillac

President Elect:
Jim Meier, RE/MAX Central – Cadillac

Treasurer:
Bob Inglis, Coldwell Banker Schmidt REALTORS®
Cadillac

Secretary:
Kathy Davis, RE/MAX Professionals – Lake City

Wexford County
Director 2008/2009:
Barry Fall, ERA Greater North Properties – Cadillac

Missaukee County
Director 2008/2009:
Brenda Morrissey, Everett Realty – Lake City

Nominations for 2008 for the 2 open seats on PBMLS Board of Directors One-year directors

Roscommon Co Area:
1 year term
Linda Cooper, ERA Houghton Higgins.com – Higgins
Lake branch office

Wexford and Missaukee Co combination Area
1 year term
Barry Fall, ERA Greater North Properties – Cadillac

- Final Slate Notice sent on November 7th, 2007
- E-Ballot Voting November 12th, 2007 thru November 16th, 2007
- E-Ballot results tabulated November 19th, 2007
- Paper Ballot voting and Election results announced at Annual Meeting/Election Meeting November 29th, 2007

Young Professionals Network

Young professional members will want to get involved in REALTOR® Magazine's new Young Professionals Network. The new YPN Web site, young professionals can submit an online membership form to get connected to news on upcoming events, networking opportunities, NAR

leadership opportunities, and rookie business tools. Membership is free. Click on:
<http://go-to.realtor.org/r/72NB0K/BMW78/Q4F7K/R3MQD/PNKWY/6C/h>>

FHA Gives Practitioners Chance to Help Past Clients

Real estate practitioners with past clients who tapped risky subprime mortgage financing for their purchase have a reason to give those home owners a call. In a key policy shift, the federal mortgage insurer FHA is allowing subprime borrowers with good payment histories and at least 3 percent in home equity to refinance to safe FHA financing. The policy shift--strongly supported by the NATIONAL ASSOCIATION OF REALTORSR and put into effect by the U.S. Department of Housing and Urban Development in mid-July--is one of the first tangible changes to come out of the federal government's efforts to curb defaults in the subprime market.

Defaults are expected to rise significantly among subprime borrowers in the next two years as the low starter rates that lenders used to lure customers expire and interest rates move upward, making monthly payments unaffordable for potentially millions of borrowers. Only a portion of subprime borrowers facing spiraling monthly payments will be able to refinance into a government -backed loan because of the payment-history and equity restrictions imposed by FHA . But for those who qualify, the new policy opens the door for borrowers in high-risk financing to move into a fixed, long-term mortgage that's far safer. That option is something practitioners will want to pass along if they have past clients who tapped subprime financing and now might be facing payment pressure from higher interest rate payments. Details are available in a HUD Mortgagee Letter on the new policy, called FHA Secure, on HUD's Web site. Scroll down to "2007 Mortgagee Letters" and then click on the document 07-11, "The FHASecure Initiative and Guidance."

<http://go-to.realtor.org/h/1OETF/Z8YNW/UP/VY1XQ>