



News You Can Use

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Cynthia Williams

Message from the President.....

February 2017 already and things are off to a great start at GMWAR. The committees are filling up, so if you are interested in a committee don't wait to contact the GMWAR office to sign up.

Broadcast classes are underway, with a complete list of what is coming up this first quarter on page 3 of this publication. Contact the GMWAR office if you need a registration form for any of the classes.

The Event Planning Committee has been busy planning the quarterly luncheons. The committee has also scheduled 3 member mixers. The first one is scheduled for March 23 at the new Mexican Restaurant "La Jalisco" on the Fort Worth Highway. Alamo Title will be providing appetizers...so mark your calendar now.

The TREPAC committee will be holding it's first meeting February 6 to begin working on a Bowling Tournament at the new "Film Alley" in Weatherford. If you have any experience with bowling tournaments you might join the TREPAC committee and assist with the planning.

We will be traveling to Austin February 9—13 for the Texas Association of REALTORS® Winter meeting. Between business meetings, Education sessions, annual award presentations, and a program by the powerful keynote speaker Dr. Rick Rigsby, we will have a lot to report back to all of you.

Don't forget Valentines Day — February 14



Reminder TREC License Renewal procedures

Save the \$20 paper filing fee and renew online by following these 3 easy steps:

1. Go to www.trec.texas.gov
2. Select "My License Online Services"
3. Follow the prompts to log in or register for the first time

Paper License Renewals

- Renewal forms and the fee schedule are available at www.trec.texas.gov
- Renewals submitted by mail must be postmarked on or before your license expiration date.
- Payment must be made by a personal check, cashier's check, or money order payable to TREC. The \$20 paper filing fee must be included.

Continuing Education (CE) Information

- Effective January 1, 2016 18 hours of CE credit is required for license renewal (in active status) including 4 hours each of Legal Update I & II.
- If you are a broker who sponsors sales agents, a designated broker of a business entity that sponsors sales agents, or a license holder who is a delegated supervisor of one or more license holders for 6 months or more during the current license, your CE must include 6 hours in the above courses as well as 6 hours in TREC's Broker Responsibility course.
- If TREC records do not show that you have completed your CE at the time you submit your renewal application, you must pay a \$200 CE deferral fee, or renew in INACTIVE status. Paying the deferral fee will allow you to continue to be active in real estate activities and gives you an additional 60 days from your expiration date to complete your CE.

Sales Agent Apprentice Education (SAE) information:

- Effective January 1, 2016 sales agents applying for renewal for their first renewal must have a total of 270 qualifying real estate course hours, 4 hours of TREC Legal Update I, and 4 hours of TREC Legal Update II posted to their license records prior to submitting a renewal.
- Submit qualifying course completion documents at least 10 days before renewing your license to education@trec.texas.gov or fax to 512.936.3863 and include your name, license number, email address and phone number to facilitate processing.
- Qualifying credit will not be granted if you were previously given credit for a substantially similar qualifying course within the previous two year period.



*Invest in your business, invest
in TREPAC.....*

The mission of TREPAC/Texas Association of REALTORS® Political Action Committee is to raise funds to promote home ownership, protect private ownership rights, and increase political awareness.

Four areas of Governmental Affairs form a strong, well-balanced political advocacy unit:

TREPAC (support for real estate friendly officials): backs local, state & national candidates and elected officials who have a record of protecting private-property rights, preserving the dream of homeownership, and supporting the real estate industry.

LEGISLATIVE AFFAIRS (a voice at the capitol): Association and staff at TAR and Texas REALTOR® volunteers craft the association's agenda for each session of the Texas Legislature. Then during the session, they read every bill and work with lawmakers to promote that agenda.

POLITICAL AFFAIRS PROGRAMS (grassroots involvement): The large number of Texas REALTORS® and the TAR's well-orchestrated grassroots programs enable the Texas Association of REALTORS® to exert a powerful influence on behalf of private-property rights and the real estate industry. TAR offers myriad tools to keep you up-to-date on public policy that affects your business:

- The *Legislative Liaison e-newsletter* (sign up required)
- Texas REALTORS® Hill Visits (April 4 at the state capitol)
- Texas REALTOR® legislative contact teams
- Opportunity races
- Voter-registration drives
- REALTOR® delegate program
- REALTOR® Candidate Academy
- State & national calls for action

ISSUES MOBILIZATION (local issues advocacy): The Issues Mobilization Committee exists to help local REALTOR® associations identify and act on local ordinances that affect Texas REALTORS® or private-property owners.

Get instant updates from TREPAC
Text TREPAC to 512-806-0316
Follow @TexasTREPAC on Twitter
Like Facebook.com/TREPAC

Mark Your Calendars

February 9-14 Texas Association of REALTORS® Winter meeting — Austin

March 23 GMWAR Member Mixer, La Jalisco Mexican Restaurant, Alamo Title providing the appetizers

April 27 GMWAR membership luncheon. Sponsored by Stewart Title. Program "A REALTOR® Safety Seminar". Catered by Olive Garden.

June 22 GMWAR Member Mixer, Location TBD, Prime Lending providing the appetizers.

July 27 GMWAR membership luncheon. Sponsored by Sewell Title. Program "Walsh Ranch Presentation". Catered by TBD.



Recently Released



CloudCMA updates Comparable Retrieval Parameters

Recently released, January 18, Cloud CMA released a new feature. Previously, when you fetched listings for a CMA by the proximity method, Cloud defaulted to include all the listings around the subject property, no matter how many were downloaded from the MLS. Users requested a better way to automatically limit the number of listings that appeared in their CMA reports. With this new feature, you now only check the exact number of listings in the "Get at least (xx) listings" drop down on the Criteria step. Any more listings downloaded within the proximity of the subject property will continue to appear on the Listings step, but they now are unchecked by default. The user can then check or uncheck whichever comparables make sense to include in their CMA.

The listings checked by default are the most appropriate comparables based on status, proximity, beds, baths, and square feet when compared to the subject property.

This feature is especially useful for users who utilize the "What's My Home Worth?" landing pages, as it ensures the automatically generated Quick CMA is kept to a reasonable ten comparables.

This feature has no affect on users who enter specific MLS numbers for comparables, and has very little affect on those users who already take the time to peruse the Listings step to ensure each listing is a valid comparable.

2017 Education



February

February 2	Commercial Leasing 101 3hrs CE Credit	9:00am—12:00pm	\$30.00
	Commercial Leasing Contracts 3hrs CE Credit	1:00pm—4:00pm	\$30.00
February 3	Commercial Property Management 4hrs CE Credit	9:00am—1:00pm	\$40.00
February 7	ZipForm Plus 4hrs CE Credit	8:30am—12:30pm	\$40.00
February 16	TREC LU I TREC LU II	8:30am—12:30pm 1:00pm—5:00pm	\$40.00 \$40.00
February 24	New Member Orientation	9:00am—2:00pm	no charge

March

March 9	Discovering Commercial Real Estate 3hrs CE Credit	9:00am—12:00pm	\$30.00
March 24	Broker Responsibility 6hrs CE Credit	9:00am—4:00pm	\$60.00
March 31	Effective & Compliant Facebook Advertising 2hrs CE Credit	9:00am—11:00am	\$20.00
	Five Phase Listing Appointment 2hrs CE Credit	11:30am—1:30pm	\$20.00

Contact the GMWAR office for registration forms



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Designed with you in mind, the REALTOR Benefits® Program is your official member benefits resource, bringing you discounts and unique offers on products and services just for REALTORS®. Since Program Partners are carefully selected, you can be assured they understand the unique needs of real estate professionals and are committed to your success. Whether for your professional or personal needs, make www.nar.realtor/RealtorBenefits the first place you stop when you shop.

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**February Birthdays**

- 1 Lindsey Ellsworth
- 2 Stacy Riley
- 2 Kim Briscoe
- 2 Teresa Willhite
- 2 Kirk McDonald
- 3 Brenda Blair
- 5 Marc Bradberry
- 8 William Rice
- 11 Michael Lee
- 12 Raymond Doyle
- 13 Carla Bauer
- 13 Cheyanne Brown
- 13 Robert Hill
- 14 Ronnie Warren
- 14 Janice Kincer
- 15 Henry Wattenbarger
- 17 Debbie Copeland
- 18 Kevin Maxwell
- 18 Eric Morris
- 20 Ethan Stone
- 21 Tammy P Rokus
- 21 Coltin Black
- 22 Krista Kemp
- 23 Christopher Perricone
- 25 Tim V Hester
- 25 Becky Streff
- 25 Misty Barkey
- 28 Greg Mach

Lone Star Ag Credit
Eddleman-Riley Real Estate
HBS Real Estate
Morris Williams Realty
Kirk McDonald, REALTORS®
Keller Williams/Weatherford
Anderson Realty Company
Core Inspections
Premier Properties
Prime Home Inspections
Providence Title
Trinity Country Real Estate
Alert Home Inspections
Century 21 Judge Fite Co
Possum Kingdom Real Estate
Edison Professional Inspections
RE/MAX, CrossRoad, REALTORS
Trinity Country Real Estate
Guild Mortgage
Living Real Estate Group
Horizon Management Services, Inc.
The Platinum Group Real Estate
Clark Real Estate Group
Fathom Realty, LLC
Jackson Real Estate
Weichert, REALTORS, Team Realty
Possum Kingdom Real Estate
Living Real Estate Group

Welcome New Members

Mandi Wetter

Century 21 Judge Fite

Jonathan Esquivel

Century 21 Judge Fite

Joel Taylor

Clark Real Estate Group

Richard Wylie

Berkshire Hathaway Home Services

Jack Blair

Parker Douglas Realty, Inc.