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**COMPLETE**

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PAGE 1: SWMLS Candidate Resume

Q1: Name:	Alice Tozer
Q2: Member Type:	Qualifying Broker
Q3: Additional Info:	
Firm Name:	Keller Williams Realty
Address:	6703 Academy Road NE
City/Town:	Albuquerque
State:	NM
ZIP:	87109
Email Address:	alice@swcp.com
Phone Number:	505 271-8200, 505 720-1683
Q4: Have you been a REALTOR® member of GAAR and Participant/Subscriber in an SWMLS office for at least 3 years prior to this nomination?	Yes
Q5: Do you have any Code of Ethics violations or non-compliance of a membership duty in the last 3 years?	No
Q6: Are you applying for an Officer position? If so, which one?	
Officer (select one)	Treasurer
Q7: Are you applying for a Director position?	<i>Respondent skipped this question</i>
Q8: If you selected "Officer" in question 6, have you served as an Officer or Director of GAAR or SWMLS within the past 5 years?	Yes
Q9: If you selected "Officer" in question 6, have you been a member of a SWMLS Committee (Policy, Compliance, Research, etc.) within the past 5 years?	<i>Respondent skipped this question</i>
Q10: Number of years licensed:	>30 years
Q11: Years of REALTOR® Membership:	>30 years

Q12: Please list all GAAR, SWMLS, RANM or NAR Committees or Task Forces you have been a member of:

SWMLS Board of Directors, Professional Standard Comm.
for GAAR, Rules Task Force for New Mexico Real Estate Commission, Nominating Committee for GAAR, Ombudsman training

Q13: Have you participated in GAAR's Leadership Series? No

Q14: Please list any REALTOR® Institutes, Societies or Councils in which you currently hold Membership: *Respondent skipped this question*

Q15: Please list any REALTOR® Designations you hold: *Respondent skipped this question*

Q16: In the appropriate space, indicate approximate percentage of your time that reflects your business (must add up to 100%)

- Single-family Brokerage: 100

Q17: Service as an elected Officer or Director requires attendance at Board of Director meetings. Regular attendance is necessary for understanding Association business. If elected, will you attend the regular meeting of GAAR as an Officer or Director? Yes

PAGE 2: SWMLS Candidate Questionnaire

Q18: What challenges face the current real estate industry?

Major impact of Zillow & Trulia on the buying public. Consumers obtain their information from Zillow/Trulia & it isn't always accurate.

Q19: What challenges face the MLS?

Maintaining accurate information for our membership & our affiliate members (appraisers). Keeping up with the ever changing technology.

Q20: How do you feel SWMLS could be more relevant to our members?

Providing more education to our membership on the various tools which are available through FLEX, CRS, FIND, etc.

Q21: Name one problem you find with SWMLS, and how would you fix it?

Encouraging our younger members to take more active roles in leadership positions by personally mentoring them.

Q22: What is the role of the Southwest Multiple Listing Service?

Since New Mexico is a non-disclosure state it is critical that SWMLS is the primary source to provide & maintain the most up-to-date and accurate information for listings & sales.

Q23: What do you feel will be unique about the 2016/2017 time frame?

With the incorporation of the new regulations with the CFPB taking effect on Oct. 3rd & continually be educated on those changes as they occur.

Q24: What leadership skills will be critical during this period?

Becoming more "tech savvy" with all of the new real estate apps available on cell phones, disbursing this information to our clients and customers.

Q25: What unique leadership experience or skills do you have?

Communication, negotiation, professionalism, cooperation & a win-win attitude. Staying calm when there is chaos all around me.

Q26: Given the challenges that face the Association, why would you want to be a Leader?

I want to make a difference and maintain the integrity of our industry and pass on a vibrant Association for future Realtors.

Q27: What are your thoughts regarding the Flexmls system?

I think Flexmls has a good support system and seems to have more cutting edge technology than our previous Rappatoni service.

Q28: Which technology offered by SWMLS is your favorite and why?

As the qualifying broker, I don't use the various programs available to the extent that my associate brokers do.

Q29: Additional remarks by Candidate:

I have enjoyed being a Board member of SWMLS because it has enabled me to get to know other Realtors on a first name basis & it is easier to pick up the phone when there is a problem transaction. With the technology of Docu-sign & Instanet we don't have the opportunity to personally get to know our fellow agents.
