



Your Membership Benefits (Membership Benefits Scavenger Hunt)

1. One way to get involved at GAAR is Political Advocacy. *What is the name of the federal political advocacy group that is funded by REALTOR® investments?*
2. One-member benefit is consumer outreach. In addition to the surveys and that NAR conducts that study the real estate industry. They also communicate the value of REALTORS® through consumer advertising campaigns. *What is the name of NAR's current consumer advertising campaign?*
3. GAAR communicates with members via email. *What is the name of the weekly newsletter that you will receive on Wednesday that communicates association news and updates?*
4. A GAAR member benefit is access to local vendors and companies that can help complement your business efforts. *Locate the website affiliate directory and name one affiliate member.*



SWMLS RULES JEOPARDY!

Cheat Sheet!

<u>Property Types & Status</u>	<u>Listing Status & Selling Procedures</u>	<u>Do's and Don'ts</u>	<u>Marketing & Photos</u>	<u>Showing Instructions & Procedures</u>
Property types include: residential, residential income, land, commercial, residential rental, commercial lease and farm & ranch.	At least one photo of the front exterior of the home should be uploaded within 7 days of activation of residential listings.	Listing a parcel ID of "0000000000" because you cannot find the UPC code is NOT acceptable.	Call Kellie at 555-1212 for details in the property remarks is an MLS violation	You must place your lockbox serial number in the appropriate listing input field.
Attached properties can include a condo or townhome.	Listings shall not be advertised by anyone other than the Listing Broker without consent of Listing Broker.	If a variable rate arrangement exists, and a listing broker will reduce their commission, it must be noted as yes on the variable rate commission field.	Brokers should not place advertising comments in public remark fields.	You may not give your SUPRA key (property access) to anyone.
Statuses can vary from: coming soon, active, withdrawn, active-under contract, pending, closed, expired or cancelled.	The listing broker must present offers ASAP; or give co-op broker reason for not doing so.	Participants shall not solicit another property actively listed in the MLS.	Clear Cooperation means that properties being marketed to the public must be in the MLS in 1 business day.	Brokers should follow the showing instructions in the MLS and leave a business card at the property. Showings are arranged per listing broker instructions.
Only the MLS office can change status on listings that are closed, cancelled or expired.	If seller is not paying NMGRT, information must be disclosed in the LO/SO remarks.	You may not give your MLS login and password to anyone including MLS staff.	Marketing photos should include at least one exterior photo of the dwelling.	While not an MLS violation, lockboxes should be placed in a discrete, yet accessible place.
Manufactured homes on a permanent foundation must use the manufactured home status.	You will be required to list a property for sale in the MLS within 48 hours of document being executed.	Compensation to co-op broker can be indicated either by a percentage of gross selling price or definite dollar amount.	Although not a violation, photos should be clear and make an accurate representation of the property. You may get a call from MLS.	Showing instructions that pertain to the vacancy of a property should not be placed in any public comment fields.

What's Wrong with This Listing Entry

798004 Private Detail Report - Residential Deleted

1607 San Cristobal Rd Court NW, Albuquerque, NM 87104

LP: \$120,000



Area: 741 - Belen
Property Sub-Type: Attached
Build Description:
Bedrooms: 3
Possible Bedrooms: 4
Baths(FTH): 3 (2 1 0)
Stories: 1
Builder: the government
Faces: Southeast
On Market Date: 08/30/2013
Coming Soon End Date: 08/30/2013
Expiration Date: 10/31/2013
DOM: 0 / CDOM: 0

Age: 1 - 3
Year Built: 1976
Apx Structured SqFt: 385
SqFt Source: Broker
Price/SqFt: 311.69
Lot SqFt: 217,800,000
Lot Acres: 5,000
Lot Size Source: Broker
Garage Spaces: 2
Carport Spaces: 0
Elementary School: Low Wallace
Middle School: Washington
High School: Albuquerque
Offsite Built: No

Public Remarks: Dark hole with lots of potential in a remote area. Beautiful and spacious home in a remote area. Not really sure how big it is, I was to scared to measure it. Remote, perfect for people who like peace and quiet. If you are hiding from someone, this might be a good place for you. Land is spacious and has lots of potential. Call Kellie at 555-1212 and I will show you how to get there. Showing are flexible, bring a lamp, its dark inside.

LO/SO Remarks: Seller has accepted offer. Square footage not verified, up to buyer to measure it. Sellers broker was too scared to go inside. Bring a lamp, its dark inside... Watch out for bugs... and maybe snakes...

Interior & Exterior Features	Room Details	Construction & Utilities																												
Interior Features: Built-In Bookcase; Cathedral Ceiling Flooring: Concrete; Stone Fireplace: Yes () Gas Log; Wood Burning MBR on Main: Yes Master Bath Desc: None Appliances: Compactor; Dishwasher; Dryer; Washer Exterior Features: Deck; Fenced Backyard; Grill Landscape: Private Pool: Yes General Access: Disability Access: Unknown Guard House/Service: No Garage Type:	<table border="1"> <thead> <tr> <th>Room Name</th> <th>Length</th> <th>Width</th> <th>Level</th> </tr> </thead> <tbody> <tr> <td>Living Room</td> <td>0</td> <td>0</td> <td>Main</td> </tr> <tr> <td>Kitchen</td> <td>2</td> <td>20</td> <td>Main</td> </tr> <tr> <td>Master Bedroom</td> <td>40</td> <td>3</td> <td>Upper</td> </tr> <tr> <td>Bedroom 2</td> <td>12</td> <td>8</td> <td></td> </tr> <tr> <td>Bedroom 3</td> <td>13</td> <td>9</td> <td></td> </tr> <tr> <td>Bedroom 4</td> <td>11</td> <td>7</td> <td></td> </tr> </tbody> </table> Basement: Guest House: Sunroom: Sunroom: No Loft: Length: 0 Width: 0	Room Name	Length	Width	Level	Living Room	0	0	Main	Kitchen	2	20	Main	Master Bedroom	40	3	Upper	Bedroom 2	12	8		Bedroom 3	13	9		Bedroom 4	11	7		Style: Construction: Adobe Exterior Material: Log Siding; Stucco Roof: Flat Windows: Metal Clad; Security Bars Laundry Power: Electric Laundry Location: Service Room Utilities: Heating: Central Forced Air Cooling: Evaporative Cooling Water Source: City Water Water Conservation: Irrigation Source: Green Certifications: No HERS: No
Room Name	Length	Width	Level																											
Living Room	0	0	Main																											
Kitchen	2	20	Main																											
Master Bedroom	40	3	Upper																											
Bedroom 2	12	8																												
Bedroom 3	13	9																												
Bedroom 4	11	7																												
Listing & Contract Info	HOA/PID & Misc Disclosures	County Data																												
Original List Price: \$120,000 Listing Contract Date: Service Type: Entry Only Agreement Type: Exclusive Right To Sell Buyer Exclusion: No Finance Considered: FHA; Owner Financing Possession: Day of Funding Unconditional Comp: I aint payin you! Variable Rate Comm: No Comp Comments:	HOA: No HOA Mandatory: HOA Dues/Month: HOA Covers Type: Community Pool PID: No Hist Prop/Lndmk: Yes Tenant Stays: Yes Short Sale: Yes Bank Owned: Yes Owner/Broker: No RANM 2100 Disclosure: FIRPTA: No LBP Disclosure: No Rented: No	County: Bernalillo Apx Taxes: \$1,000.00 GRT Code: 02-100 Tax Exemption: Unknown Zoning: A-1; R-1 Flood Insurance Required: Unknown Land Lease: Yes UPC Code: 00000000000000 Short Legal Desc: Who knows, I have to find it. It's legal.																												
Showing Info/Requirements	Listing Office & Broker Info	Sale Info																												
Owner Name: Owner Phone: Owner Phone 2: Occupant Info: Supra Box: Lockbox Location: Showing Information: Showing Requirements: Appt w/Tenant; Vacant On Lockbox	Listing Member: Jeff Bratton License #: Phone: Email: Listing Office: SWMLS AMLS01 Office Phone: 505-843-8833 Fax: 505-843-8834 QB Name: QB License #:	Status Change Date: 09/27/2013 Estimated Closing Date: How Sold: Concessions:																												

Directions: google it. or you can call Kellie at 555-1212 and I'll give you directions. Look for the hole in the ground.

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