



REALTOR®



APRIL 2016



CONTINUING EDUCATION

Registration is open at: kar.com

Professional Standards for Every Agent— Jason Vaugh Instructor

3.00 CE hours

Code of Ethics requirement

Wednesday May 25, 2016

9:00 am–12:00 pm

Hampton Inn & Suites, Madisonville

Room: Meeting Room

201 Ruby Drive

Madisonville, KY 42431

Scared Straight: Disclosures - Jason Vaugh Instructor

3.00 CE hours

3.00 law hours

Wednesday May 25, 2016

9:00 am–12:00 pm

Hampton Inn & Suites, Madisonville

Room: Meeting Room

201 Ruby Drive

Madisonville, KY 42431



Wednesday, April 20

Louisville, KY

Hilton Garden Inn @ the
Airport

Kentucky Derby/Preakness
Suites

[Download a paper registration](#)



1st Quarter Community Service Project was a HUGE success!!! LOTS of pounds of food plus cleaning supplies was collected by our REALTORS®!!

Here are the ones that came out and helped unload it all at the

Hopkins County Humane Society!!

THANKS and WAY TO GO!!

Brien Terry will be letting everyone know about our 2nd Quarter project!

2016 Officers & Directors

Dean Sheets—President
Brien Terry—President-elect
Tammy Coleman—Secretary
Cindy McKenzie—Treasurer
Gale Lutz—3 Yr. Director
Merideth Harris—3 Yr. Director
Rhonda Yates—2 Yr. Director
Chuck Lambdin—2 Yr. Director
Nathan Adcock—1 Yr. Director
Shannon Peyton—1 Yr. Director
Alice Carr—Past President Director

2016 Committee & Task Forces Chairmen

5 K Committee—Kori Cunningham
Community Service—Brien Terry
Education/Equal Opportunity—Tammy Coleman
Finance—Cindy McKenzie
Membership—Sarah Curry
MLS—Diane Palmer
Nominations—Merideth Tyson
Program/Social—Tammy Coleman
RPAC/Legislative—Linda Ramsey
Regional Professional Standards—Alice Carr

Administration

Shelley Cates, Sandy Newell
(270) 821-8888

Office Secretaries

Ken Gibson Realtors: Jennifer Todd
Coldwell Banker: Mona Forker
Key Associates: Barbara Miller, Hannah Gossett
Heritage Homes: Beverly Roach

AFFILIATE MEMBERS

Abbey Appraisers—Larry Maikranz
Alford, Nance & Jones—Wes Alford
AmeriSpec Home Inspection Service—Bill Francis
Atmos Energy—Jim Payne
Batsel Appraisal Service—Tom Batsel
Betts & Company—David Betts
Bob's Termite & Pest Control—Bob Winders
Bruce Ladd Appraisals—Bruce Ladd
Century Mortgage Company—Garry Settle
Clark Home Inspections—Steve Clark
Coffman Appraisals—Matthew Coffman
Cole Durham Insurance—Lori Vance
Commercial Real Estate Management—Mike Tomblinson
Duncan & Associates—Dell McPeake
Evansville Teachers Federal Credit Union — Arin Wagner
Express Appraisals—Bryan Richards
Farm Credit Mid America — Daniel Smith
Fifth Third Bank—Seth Dant
First United Bank—Chris Findley
Foreman Watson Land Title, LLC—Landon Barrowclough
Hancock Bank—Tammie Norvell
HomePlace Mortgage—Teresa Scranton
Hopkins County PVA—Margaret Brown
Independence Bank—Cheri McNary
Kentucky Farm Bureau—Jarrett Brown
Mad.-Hop. Co. Chamber of Commerce—Lee Lingo
Mad.-Hop. Co. Economic Development Corp.—Gerald Cook
McGee Pest Control—John Hutchens
Nick's Pest Management—J.P. Wilson
Old National Bank—Terri McHargue
OnSite Home Inspections, LLC —John McCurry
G. Herbert Pritchett & Associates—Herb Pritchett
R & D Electric Company—Tony Moore
Riddle Insurance—Cindy Helm
Riddle Legal Group — Chesley W. Riddle
Right Start Home Inspection—J.R. Bone
Riverfront Appraisals—Ryan Bays
Rudd Insurance—Allen Rudd
Servpro—Sarah Ray
Stuart Pest Control, Inc.—Bill Stuart
United Southern Bank—Kim Hoodenpyle, Timothy Teel
U S. Bank—Tera Bloecher
Whitfield Appraising, Inc.—Wade Whitfield
William Box Inspection Services—Bill Box
Young & Associates—Barry Young



REALTORS Property Resource

What is RPR?

[Realtors Property Resource® \(RPR®\)](#), one of the most innovative benefits included in your NAR membership, offers on-the-go access to the most powerful data platform available exclusively to REALTORS®. Easily accessed through desktop, iOS and Android devices, RPR's database is the largest and most far reaching real estate platform of its kind, with data sets ranging from tax and mortgage history to listings, sales, valuations, demographics and school information. As a powerful marketing tool, RPR allows REALTORS® to create custom-branded, client-friendly reports that can be printed, emailed or texted ... anytime, anywhere.

- Search hundreds of datasets on more than 160 million on-and-off market properties
 - Create the ultimate listing package with RPR's Comp Analysis tool
 - Calculate the ROI for your client's home improvement
 - Send customized reports from your Smartphone, iPad, Android Tablet, or desktop
- Start your journey to success by visiting RPR's [learning center](#) or register by visiting narrpr.com. And don't forget to install [RPR Mobile™](#) for anytime, anywhere access.

Upcoming Webinars for KAR Members

KAR has partnered with Realtors Property Resource® (RPR®) to bring members free webinars designed to help REALTORS® achieve professional success. All webinars are held at 3pm EST.

Tuesday, May 3 - **Getting Started with RPR** ([Register](#))

Tuesday, August 9 - **RPR App for Smartphones** ([Register](#))

Tuesday, Sept. 13 - **Secrets from the Pros: Tips for Growing Leads and Increasing ROI** ([Register](#))

Tuesday, Nov. 15 - **Meeting Buyers' Demands with RPR's Search Tools** ([Register](#))

No-cost member benefit

Realtors Property Resource® (RPR®) is member benefit of the National Association of REALTORS® built exclusively for REALTORS® and offered at no additional cost to members. Available to REALTORS® across the country, RPR has tools for residential and commercial practitioners, brokers and appraisers. The Kentucky Association of REALTORS® endorses RPR as a valuable member tool that helps keep you relevant to consumers.

Resources

[Access RPR \(members only\)](#)

[Learn more at the RPR blog](#)

[What is RPR Commercial?](#)

[What is RPR Mobile?](#)

[RPR Resources](#)

[RPR On-Demand Learning Center](#)



Offices at 100% Participation *

Hailey-Mills Realtors

Ken Gibson Realty

Heritage Homes Real Estate

New Horizons Realty

Preferred Properties

99'rs

Phil Terry
Diane Palmer

Others

Tammy Coleman
Ginger Driver
Tina Edwards
Eric Hill
Kristin Jones
Sissy Lutz
Cindy McKenzie
Linda Ramsey
Staci Skinner
Wanda Smith
Brien Terry
Bill Thomas
Sandi Werner
Donald Dexter
Barry McGaw
Chi Chi Mills
Nathan Adock

Julie Barritt
Michelle Clark
Susan Crawford
Kori Cunningham
Sarah Curry
Charlet Fuller
Charles Fuller
Kim Harper
Donnie Howton
Charles Lambdin
Lori Marks
Dean Sheets
Maggie Sheets
Becky Skaggs
Carolyn Swihart
Valerie Threlkeld
Merideth Tyson

Ruffin Chandler
Betsy Gibson
Hannah Gossett
Gale Lutz
Barbara Miller
Erik Peyton
Betty Peyton
Roger Peyton
Shannon Peyton
Vicki Rudd
Scott Kelley
Wade Whitfield
Alice Carr
Ken Gibson
Melvin Hicklin
Tony Smith
Allen Davis

We are SO close to having 100% Board participation this year PLEASE contribute!!

Contact the Board or Linda Ramsey to contribute!

*** to be 100% each member has to give the "Realtor® Fair Share" amount of at least \$16.77**

BIG BIG Changes are coming to the Seller's Disclosure of Property Conditions Form

By Rhonda Richardson, KREC Legal Council

The Commission is in the final stages of amending the Seller's Disclosure of Property Conditions Form. One big change includes removing the form in its entirety from the regulation and incorporating it by reference under 201 KAR 11:350. Once the form has been approved, licensees will be able to print the form from the Commission's website by clicking on "Legal" and then "Forms & Contracts." The anticipated approval date for the use of the new form is around the middle of May 2016.

Several changes have been proposed. A definition for a "single family residential real estate dwelling" has been added to state that it includes a duplex, triplex, fourplex, condominium, townhouse, or other residential unit conveyed on a unit-by-unit basis, and a manufactured home permanently attached to land. For single family residences containing multiple units, e.g., duplex, fourplex, etc., the licensee may provide one form for the structure and disclose any details that are specific to each unit, or provide one form for each unit, at their discretion. The amended form has three new questions. Sellers are now being asked to disclose whether the property is in a "special flood hazard zone" as that term is used by FEMA (Federal Emergency Management Agency) (See our article, Disclosure of Special Flood Hazard Area on Page 12 of this newsletter); for the name and contact information for Homeowner Associations; and whether there is an existing environmental hazard from unremediated methamphetamine contamination on the property. The question regarding the condition of the "roof" has now been changed to "roof covering." Lastly, formatting changes were made to include a "Not Applicable" (N/A) answer and to make the form clearer.

There are three exceptions to using the Seller Disclosure of Property Condition Form. The form is not required for; (1) Residential purchases of new construction homes if a written warranty is provided; (2) Sales of real estate at auction; or, (3) A court supervised foreclosure.

Although the regulation is being amended, the Seller Disclosure statute "KRS 324.360" was unchanged. As a reminder, the seller must complete and sign the Seller Disclosure of Property Condition form at the time he or she signs the listing agreement. The listing agent is required to deliver the form to any prospective buyer or buyer's authorized representative upon request and a copy of the form shall be delivered by the listing agent to any prospective purchaser or his representative within seventy-two (72) hours of the listing agent's receipt of a written and signed offer to purchase.

If a licensee is involved in a transaction where the property offered for sale does not have a listing agreement, the licensee shall provide a blank form to the property's owner and request that the owner sign the form and deliver it to a buyer or potential buyer not later than one hundred twenty (120) hours after the creation of an executory contract. The listing broker or the broker of any licensee who presents an offer on a property not subject to a listing agreement are mandated to keep the original seller disclosure form in the transaction file.

Any questions about the Seller Disclosure of Property Condition Form should be directed to the Commission's Legal Department.



GENERAL MEMBERSHIP LUNCHEON FOR MAY
PICNIC AT THE PARK
MAY 2, 2016
BEGINNING AT 11:30



The Membership Luncheon for May is being held at the City Park and is being **SPONSORED BY RIGHT START HOME INSPECTION.**

We will be serving boxed lunches and will be playing a Ring Toss Game as well as other games in order to raise funds for our community service project to award scholarships to students from all our high schools.

Please RSVP to Tammy Coleman by APRIL 29th if you will be attending.

We need a head count for the Box Lunches.

You can also contact the Board with any questions.

Also, please start collecting your bottles to donate for the RING TOSS!!

We have always had lots of fun and raised money for our Scholarship Fund!



**FUNDRAISER FOR BOARD OF REALTORS
COMMUNITY SERVICE FUND**



MAY 10, 1966—MAY 10, 2016

**THIS IS MADISONVILLE/HOPKINS COUNTY BOARD OF REALTORS®
50 YEAR ANNIVERSARY YEAR!**

**WE ARE PLANNING ON A CELEBRATION WE WILL NEED LOTS OF
HELP IN PUTTING THIS TOGETHER.**

**PLEASE CONTACT THE BOARD,
JULIE BARRITT OR ALICE CARR FOR MORE INFO**

April 2016

Sun

Mon



Tue

Wed

Thu

Fri

Sat

					1 	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20 Brokers Summit in Louisville	21 Ombudsman & Mediation Training in Louisville	22	23
24	25	26	27 New Member Orientation 	28 BOD MEETING 9:00	29	30