



MADISONVILLE-HOPKINS COUNTY

REALTOR®



FEBRUARY 2016



FEBRUARY

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|---------------|----|
| Tom Batsel | 1 |
| Nathan Adcock | 9 |
| Lori Marks | 12 |
| Dean Sheets | 19 |

WELCOME NEW AFFILIATE MEMBER

Sarah Ray, Service Marketing Representative
 ServPro of Butler, Hopkins, Ohio,
 Muhlenberg and Edmonson Counties
 Phone: 270-875-4883
 E-mail: sarah.ray@servpro.com

NEW MORTGAGE LOAN OFFICER WITH 5/3 BANK

Michael Roane is the Mortgage Loan Officer that will be serving Madisonville/Hopkins County now.

Feel free to contact Michael at:
 Cell: 502-931-8074
 Email: Michael.roane@53.com

KREEF IS WORKING HARD TO UPDATE THE GRI COURSES

- All courses are 8 hours, one day in length.
- All courses count as broker license credit.
- Each course was approved for 8 hours of CE in 2015 (3 law and 5 elective) and should be approved for 2016. This covers the annual requirement.
- All courses are being submitted for post-licensing approval.
- These courses will include practicum based exercises which reduces instructor lecturing and engages the student in the learning experience.
- GRI 100 covers the ethics requirement for NAR.
- The program was reduced from 96 hours to 72 hours last year – elective credit options were expanded to make it easier to obtain.
- GRI is the only designation that doesn't require ongoing or annual fees – you have it for life.
- The GRI designation counts as credit toward the ABR designation.
- Scholarships are available and the course cost is reasonable at \$79.
- Options are available for boards/associations to sponsor for their membership.
- KREEF offers a profit share of 40% back to the hosting board/association.

Courses to obtain your GRI

There are 6 required GRI courses with each course being an 8 hour (one day) course (total of 48 hours). In addition to these courses, students must take at least 24 additional elective hours. The total program must equal or exceed 72 hours and must be completed within 5 years of starting the program.

GRI Scholarship

Would you like \$1000 towards the completion of your GRI Designation? The Kentucky Real Estate Education Foundation provides an annual GRI Scholarship. This fund will assist a REALTOR® member in pursuit of the GRI designation.

[Download a scholarship application](#)



Wednesday, April 20
Louisville, KY
Hilton Garden Inn @ the Airport
Kentucky Derby/Preakness Suites

The 2016 KAR Broker Summit is the only statewide broker training event in Kentucky. With the market changing rapidly, it's important to adapt, and adopt, in order to give yourself a competitive edge.

As Kentucky real estate brokers, managers and owners, the Kentucky Association of REALTORS® strives to offer you the most essential and current information on industry issues and Trends to help your business prosper.

The Summit will offer national speakers and discussion sessions to help keep you on top of your game.

By attending this event, you will find answers to your questions. You can connect with the best in the industry and find ways to improve your business immediately.

Now is the best time to further your real estate knowledge base.

[Download a paper registration](#)

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—TBA
Community Service—Brien Terry
Education/Equal Opportunity—TBA
Finance—Cindy McKenzie
Membership—TBA
MLS—TBA
Nominations—TBA
Program/Social—Tammy Coleman
RPAC/Legislative—TBA
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
Keavin Hayden Appraisals—Keavin Hayden
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—Michael Tomblinson
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





IF NOT YOU, THEN WHO?

REALTORS® must be politically active. If not, who will take on the responsibility of protecting the values and rights we hold dear? Be assured that someone will—someone who may not value wise business planning and could threaten property owners and their rights.

If REALTORS® do not speak out, get involved and help shape the discussion, someone else will.

No one knows a community better than a REALTOR®.

REALTORS® know the lay of the land, the families, the best schools, the neighborhoods and the leaders of any given area. REALTORS® work in every city, county and community in the nation.

REALTORS® are on the front line as defenders of real estate issues.

Offices at 100% Participation

Hailey-Mills Realtors
New Horizons Realty

Heritage Homes Real Estate
Preferred Properties

99'rs

Phil Terry

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



Tax Tips for Homeowners

Unless you're living in the 123-room Spelling Manor, you probably don't have space to store massive amounts of tax and insurance paperwork, warranties, and repair receipts related to your home. But you'll definitely want your paperwork at hand if you have to prove you deserved a tax deduction, file an insurance claim, or figure out if your busted oven is still under warranty.

Read more: <http://www.houselogic.com/home-advice/taxes-incentives/how-long-to-keep-tax-records/#ixzz3zJNSCSHs>

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Except for tax paperwork, there's no official guideline governing exactly how long you have to keep most home-related documents. Lucky for you, we considered the situations in which you might need documents and came up with a handy "How Long to Keep It" home records checklist.

First, a little background on IRS rules, which informed some of our charts:

- The IRS says you should keep tax returns and the paperwork supporting them for at least three years after you file the return — the amount of time the IRS has to audit you. So that's how long we advise in our charts.
- Check with your state about state income tax, though. Some make you keep tax records a really long time: In Ohio, it's 10 years.
- The IRS can also ask for records up to six years after a filing if they suspect someone failed to report 25% or more of his gross income. And the agency never closes the door on an audit if it suspects fraud. Just sayin'.

HOME SALE RECORDS

Documents How Long to Keep Them?

- Home sale closing documents, including HUD-1 settlement sheet
As long as you own the property + 3 years
- Deed to the house
As long as you own the property
- Builder's warranty or service contract for new home
Until the warranty period ends
- [Community/condo association covenants, codes, restrictions](#) (CC&Rs)
As long as you own the property
- Receipts for [capital improvements](#)
As long as you own the property + 3 years
- Section 1031 (like-kind exchange) sale records for both your old and new properties, including HUD-1 settlement sheet
- Mortgage payoff statements (certificate of satisfaction or lien release)
Forever, just in case a lender says, "Hey, you still owe money."

Read more: <http://www.houselogic.com/home-advice/taxes-incentives/how-long-to-keep-tax-records/#ixzz3zJOBVcvL>

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JANUARY GENERAL MEMBERSHIP MEETING

Thanks to
First United Bank for
Sponsoring our Luncheon



Chris Findley was one of
the Program Presenters



We had a good turnout
for our January Meeting



Jason Hawkins was the
other Presenter



Time for the drawings for the Fish Bowl plus First United brought lots of items for our Members too

FEBRUARY 2016

Sun Mon Tue Wed Thu Fri Sat

1 2 3 4 5 6

7 8 9 10 11 12 13

*KAR Legislative Meetings
Lexington— Embassy Suites*

14 15 16 17 18 19 20



Presidents
Day

Professional
Standards
Training
Bowling Green

21 22 23 24 25 26 27

Board of Directors
Meeting—9:00

28 29

