

UPCOMING EVENTS

RPAC - Phone Calling

Mon, Jun 4 from 1:00 p.m. - 4:00 p.m.

RPAC Soup Supper

Mon, Jun 4 from 5:00 p.m. - 8:00 p.m. at Biaggi's

New Member Orientation

Tue, Jun 5 from 8:30 a.m. - 4:00 p.m.

Wed, Jun 6 from 8:30 a.m. - 4:00 p.m.

Thu, Jun 7 from 9:00 a.m. - 12:00 p.m.

Affiliate Council

Tue, Jun 5, from 9:00 a.m. - 1:30 p.m.

RPAC - Phone Calling

Tue, Jun 5, from 2:00 p.m. - 4:00 p.m.

MLS Users Group

Wed, Jun 6, at 10:00 a.m.

RPAC - Phone Calling

Wed, Jun 6 from 1:00 p.m. - 4:00 p.m.

Education Forum

Thu, Jun 7 at 10:00 a.m.

RPAC - Phone Calling

Thu, Jun 7 from 1:00 p.m. - 5:00 p.m.

WCR - MasterMind

Thu, Jun 7 from 1:30 p.m. - 2:30 p.m.

Ethics Training

Fri, Jun 8 from 8:30 a.m. - 11:30 a.m.

A Night with the Omaha Storm Chasers

Fri, Jun 8 at 6:00 p.m. at Werner Park

Diversity Committee

Tue, Jun 12 at 11:00 a.m.

Social Events Forum

Wed, Jun 13 at 10:00 a.m.

Value Proposition

Wed, Jun 13 at 1:30 p.m.

YPN Advisory Board

Thu, Jun 14 at 3:00 p.m.

YPN Networking Thursday

Thu, Jun 14 from 4:00 p.m. - 6:00 p.m. at Fox & Hound

Affiliate Golf

Mon, Jun 18 at Champions Run

Governmental Affairs Committee

Wed, Jun 20 at 11:00 a.m.

WCR - Business Luncheon Meeting

Thu, Jun 21 from 11:15 a.m. - 1:00 p.m.

Nebraska Real Estate Commission Meeting

Mon, Jun 25 at 8:30 a.m. at Staybridge Suites, Lincoln, NE

GPRMLS Executive Committee

Tue, Jun 26 at 9:30 a.m.

New Online Access www.OmahaREALTORS.com



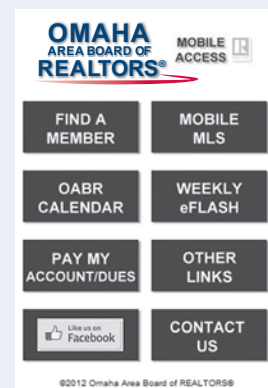
- **News and announcements** – Link to current news feeds, or access the archives for a copy of the Focus newsletter or the weekly eFlash bulletins. You can access instantaneous real estate news from top sources specifically channeled in summary-form linking you to the full story. Find live REALTOR® News Feeds, Agent & Broker News and MLS Insider News.

*Continued
on Page 20*

Members of the Omaha Area Board of REALTORS® now have the ability to access services and information from a new website located at www.OmahaREALTORS.com. Features include:

- **Real-time member search** – Access contact information for any member, new or old, with complete and up-to-date information. You can also print for yourself updated REALTOR® and Affiliate rosters including the Affiliate-Member Yellow Pages. Prefer the old roster? Order an updated, bound copy from Focus Printing with another click.

Mobile Access www.M.OmahaREALTORS.com





Omaha Area Board of REALTORS®
11830 Nicholas Street
Omaha, NE 68154
402-619-5555 tel
402-619-5559 fax
www.OABR.com

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by Focus Printing

2012 Board of Directors

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Deda Myhre

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Megan Jaspers
Monica Lang
Mark Leaders
Sharon Rich
Eileen Schultz
Mark Wehner

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Vince Leisey
Deb Martin

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The Omaha Area Board of REALTORS® is pledged to the achievement of equal housing opportunity throughout the community. The Board encourages and supports a marketplace in which there are no barriers to obtaining housing because of race, color, national origin, religion, sex, handicap, or familial status.



Message from the OABR President

I was fortunate this past month to be one of a number of REALTORS® from the Omaha area, and from Nebraska that participated in the National REALTOR® Rally held in conjunction with the NAR Midyear Meetings held in Washington D.C. As your local President, I also had the honor of representing you by serving as a member of the NAR Board of Directors.

The Midyear Meetings are focused on governmental affairs and public policy and are filled with quality presentations and important discussion on a wide variety of issues affecting REALTORS® across the country.

NAR President Moe Veissi recounted the success of the May 17 Rally to Protect the American Dream, at which 13,800 REALTORS® gathered at the Washington Monument to celebrate home ownership. Veissi expressed that the rally showed consumers that, when it comes to something as important as home ownership, you're in it with them and for them. In addition to the members and others who attended the rally, 13,600 people attended virtually, at RealtorRally.org, and more continue to experience the rally online. Twelve members of Congress attended, including Sen. Johnny Isakson (R-Ga.) and Rep. Steny Hoyer (D-Md.), both of whom spoke at the rally, and 29 major media outlets, including CNN and CNBC, covered the event. Important coverage as the REALTOR® organization changes its public awareness campaign to a crusade advocating for home ownership and private property rights.

- The NAR board also took a number of actions related to the association's Code of Ethics and its enforcement and approved nearly \$1.8 Million in financial support for a constitutional amendment banning a state real estate transfer tax in Oregon, and for legal assistance in seven cases involving REALTOR® associations and local members. For 2013, NAR is budgeting for 960,000 members, down 5 percent from the 2012 budgeted number, however national dues will not be increased.
- To increase competition in the commercial property data arena, an NAR subsidiary sold eProperty Data to real estate data company Xceligent. The combined company will provide a cost-competitive alternative to CoStar/LoopNet. For commercial practitioners, NAR has negotiated REALTOR® discounts for both services. Watch for the rollout over the next few months.
- In recognition of African Americans' historic struggles for equality in housing markets and for recognition as professionals in the real estate industry, the board passed a resolution congratulating the National Association of Real Estate Brokers on its 65th anniversary. "It's extremely important for our members to remember our past and how we connect," said Julius Cartwright, president of NAREB and a member of NAR.
- Members of the REALTORS® Federal Credit Union approved the merger of the \$75 million, 8,000-member REALTORS® FCU, launched in 2008, with the \$2.1



Lisa Ritter
2012 President



Continued on Page 20

Spruce Up Omaha



*Group: Left to Right
Dee Graham, Lori Bonnstetter, Brian & Megan Jaspers,
David, Mark and Nick Leaders*



*Kay Ruckle &
David Leaders sweep
up some trash.*



*Doug Dohse shows off
his muscles with
the wheelbarrow.*



*Lori Bonnstetter helps
with the cleaning efforts.*



*Rich Edwards hauls
trash to the dumpster.*

NOTICE OF ELECTION

REPORT OF THE NOMINATING TASK FORCE OMAHA AREA BOARD OF REALTORS® 11830 NICHOLAS STREET OMAHA, NE 68154

All REALTOR® members are advised that the election of officers and directors will take place as part of the Omaha Area Board of REALTORS® Annual Picnic on August 8, 2012 at the Omaha Area Board of REALTORS®, 11830 Nicholas Street, Omaha, NE, from 11:00 a.m. to 1:00 p.m.

The Nominating Task Force of the Omaha Area Board of REALTORS® hereby submits to the membership the following slate of candidates for election for the 2013 membership year which begins September 1, 2012.

| | |
|---------------------|--------------|
| President | David Matney |
| President-Elect | Deda Myhre |
| Secretary/Treasurer | Mark Wehner |
| Director (2015) | Bryan Fraser |
| Director (2015) | Herb Freeman |
| Director (2015) | Mark Leaders |

The following individuals will continue their service on the Board of Directors.

| | |
|--------------------------|--------------------|
| Director (2014) | Megan Jaspers |
| Director (2014) | Monica Lang |
| Director (2013) | Eileen Schultz |
| Director (2013) | Deda Myhre |
| Immediate Past President | Lisa Ritter |
| GPRMLS Chair | Henry Kammandel Jr |
| Affiliate Council Chair | Wendy Walker |

Additional candidates for the offices to be filled may be placed in nomination by petition signed by at least ten percent of the REALTOR® Members and filed with the Omaha Area Board of REALTORS® office at least four weeks before the election. Notice of additional nominations will be sent to all REALTOR® Members before the election.

The ballot will contain the names of all candidates and the offices for which they are nominated. Election shall be by ballot and all votes shall be cast in person. Absentee ballots may be cast in person at the Board Office prior to Election Day if the member attests they will be unable to vote the day of the election. Note: If the ballot is uncontested and only one candidate appears on the ballot for each open position, the balloting shall be deemed unnecessary and the slate of candidates shall be automatically elected at the annual meeting.



Michael McGLYNN
REALTOR® & New Home Consultant
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Paper Anvil Award

The Nebraska Chapter of the Public Relations Society of America recognized the Omaha Area Board of REALTORS®, Lovgren Marketing Group and M3 for the Make the Right Move Omaha campaign which was funded by the Great Plains REALTORS® MLS. Ann Pedersen of Lovgren Marketing Group (right) presents the Paper Anvil Award to OABR Presidents Lisa Ritter (2012) and Vince Leisey (2011).



Omaha REALTOR® Appointed to the Nebraska Real Estate Commission

Governor Dave Heineman appointed Herb Freeman of Omaha to the Nebraska Real Estate Commission (NREC) as the Second District Broker Member replacing Vince Leisey whose term expires in August. Herb is Chief Operating Officer and Director of Builder Services for NP Dodge Real Estate in

Omaha and has been a broker since 1973. Herb has been very active with the Omaha Area Board of REALTORS® as well as the Nebraska REALTORS® Association where he currently serves on the Board of Directors and the License Law Committee.

Like a Book, Don't Judge a House by Its Cover

By Steve Vacha

Home Standards Inspection Services

Some homes seem so immaculate and well cared for that a home inspection could sound unnecessary.

I have inspected enough homes to know looks can be deceiving. In fact, just recently I inspected a home that had that pristine shine, from the well-manicured exterior to the immaculate interior. I soon realized that "street creep" was starting to affect this home. Street creep happens when the street puts pressure on the driveway, which puts pressure on the garage floor, which in turn puts pressure on the foundation, causing it to shift or crack. This pressure happens when there is a curve in the street towards the house or when the house is built across from a T intersection. The traffic on the road literally causes the street to "creep" towards the house.

Fortunately, this particular house had not yet been affected to a great degree

other than some cracked and slightly buckled concrete. If not addressed, though, this pressure from the street would crack and shift the home's foundation.

This home was a case where cutting an expansion joint in the driveway would allow the street to push on the driveway and not hurt anything - saving thousands of dollars in future repair expenses and a compromised looking foundation.

The owner was probably not even aware of the street creep and most buyers would not be either - until the need for repair was very evident.

Electrical safety concerns often fly under the radar of a quick overview of a home also. Not long ago I inspected a newer home with a finished basement. The finish work was very clean, but upon closer examination I found the home owner must have completed the electrical work. The finished basement had very few outlets. The most important thing



was he had installed three breakers that were double the size they should have been. This is a fire hazard because, if the electrical wire gets hot the larger sized breaker might not trip, and this could cause an electrical fire.

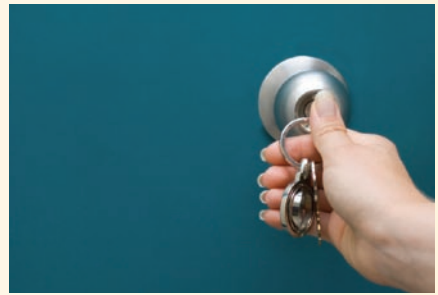
This home also had a handful of minor electrical concerns. In many ways minor is in the eye of the beholder. Any electrical concern is a potential safety concern. When there is an increased chance for an electrical malfunction you are speaking about a small spark and we all know a spark can cause a fire.

There are the homes I inspect that really are pristine and have no concerns of any consequence. These truly are the jewels, but we all know jewels are pretty rare.



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www.HomeInspectorOmaha.com

Steve Vacha
President



Experience when you need it most.

Whether you're a first-time homebuyer or moving to a new home, your home is probably the biggest investment you'll ever make. Why not let our experience work for you in finding a mortgage that fits your lifestyle and protects that investment. Our 21 loan originators with over 200 years of combined lending experience can offer you professional service and attractive benefits – like the availability of low fixed rates, low down payments, no closing costs and more. ***Here are just a few reasons to call us first.***

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Michele Ringsdorf
Mortgage Originator
8990 West Dodge Road
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Mortgage Originator
7921 Dodge Rd
402-898-3709



Carlene Zabawa
Mortgage Originator
17445 Arbor Street, Suite 100
402-829-9667



Predrag Kopun (PK)
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12829 W. Dodge Rd, Suite 203
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Submitted By: PK Kopun
American National Bank



The NIFA Program Opens Doors to Home Ownership for the First Time Home Buyers!

Have you heard the latest news? Even though it's not on the front page of World Herald, this is BIG news! NOW is the time for Real Estate Agents to tell all those out there renting apartments and houses to stop and purchase their own home. The best deals and the lowest interest rates are available NOW. Look what NIFA has done to make home purchases possible and affordable:

1. Interest rates are as low as 3.50% and 3.75% fixed for 30 years. That's almost like free money!
2. Don't let lack of down payment hold you back. All you need is a minimum of \$1000.00. For several years there has not been any practical down payment assistance for the first time home buyers, but that is all changed now.
3. First time homebuyers include anyone who has not owned a home for the past 3 years.
4. Purchase prices up to up to \$200,000 qualify for this great deal!
5. Veterans get a special rate of 3.25% fixed for 30 years, whether they are buying their first home or moving up.
6. Acceptable credit scores are as low as 620!

As real estate professionals and affiliates this is our time to shine and help as many as we can to purchase their first home or move up to their next one. With interest rates in the 3% range it is up to us to open the doors to a new home for many. These interest rates will not last forever, so let's not waste the opportunity to show our friends, co-workers, families and clients, the time is NOW. This is truly the best year in a long while to purchase a home!

For all the details about the NIFA program, and how to help your buyers take advantage of these amazingly low, low interest rates, see your favorite Mortgage Professional. There are many dedicated and hard-working Mortgage Pros all over the city. Take your buyers to be pre-approved first and sell more houses this year than in

the last 2 years combined! If you are not currently working with a Mortgage Lender, allow me and my dedicated purchase team at American National Bank to close your loan on the contract date. We won't let your purchase get lost in the currently large volumes of refinance transactions! Call my office at American National Bank (402-514-3911) for more information. I can also be reached by email at pkopun@anbank.com or by calling or even texting me on my cell phone at 402-507-0066.



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AFFILIATES

a council of the
Omaha Area Board of REALTORS®

AFFILIATES... A Council of the Omaha Area Board of REALTORS®

The role of the Affiliate Council of the Omaha Area Board of REALTORS® is to promote business relationships and services to REALTOR® members, actively solicit Affiliate membership in the OABR and promote ethical business practices of Affiliate Members.

AFFILIATE MEMBERS ATTENDING THE MAY 2012 MEETING:

Deb Martin (President) – Great Western Bank

Wendy Walker (President-Elect) –
Nebraska Title Company

Brenda Stuart (Treasurer) – ServiceOne Inc

Lori Bonnstetter – AmeriSpec Home Inspection Serv

Brook Bower – Advanced Floor Care

Cherie Casey – The Home Buyer Protection Co

Janet Dragon – Heartland Reva Team

Jim Holmes – Focus Printing

Jon Jacobi – Insphere Insurance Solutions

PK Kopun – American National Bank

Laura Longo – Centris Federal Credit Union

Sue Mohr – SAC Federal Credit Union

Jim Murphy – Bank of the West

Mary Sladek – My Insurance LLC

Ruth Smith – Norm's Door Service

Jody Smythe

Nancy Spidle – Mold Solutions

Matt Thiel – DRI Title & Escrow

Carlene Zabawa – American National Bank

www.OABRAffiliates.com.

UPCOMING MEETINGS:

- Tuesday, June 5, 9:00 a.m.
- Tuesday, July 10, 9:00 a.m.
- Tuesday, August 7, 9:00 a.m.

All Affiliate members are welcome to attend.

Rho Epsilon Scholarship Winners

Rho Epsilon is a professional Real Estate Fraternity at the University of Nebraska at Omaha since 1973. The Omaha Area Board of REALTORS® has been a proud scholarship sponsor for many years. Below: OABR 2012 President Lisa Ritter awards Mitchell Krac and Jordan Slobodink the OABR sponsored Rho Epsilon scholarships.



Personals

CONGRATULATIONS to Julie Hergert, N P Dodge Company who earned the Certified Residential Specialists (CRS) Designation.

CONDOLENCES to Eileen Schultz from Prudential Ambassador Real Estate on the loss of her brother.



SEND US YOUR NEWS!

Fax: 402-619-5559 Email: DShiple@OABR.com

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"In the middle of difficulty lies opportunity." (Albert Einstein)

2012 Golf Outing

Presented by:



AFFILIATES

a council of the
Omaha Area Board of REALTORS®

- Men's & Co-ed Team Contests
- Pin Prizes for Men and Women
- Estimated \$3000 of prizes to be handed out
- Lunch and Appetizers provided
- AFFILIATE Sponsors that know how to do it!

Monday, June 18, 2012

-CHAMPIONS RUN Golf Course-

13800 Eagle Run Drive, Omaha, NE.

Shotgun Start at 10:00 a.m.

Range and Practice Green are available for warm ups at 9:00 a.m.

Registration starts at 9:00 a.m.

- OABR Members \$105/player
- Guests (non-members) \$130/player (***GREAT time to join OABR!***)
- Dinner Only \$25/person

APPETIZERS * DRINKS * PRIZES

Immediately following golf in the clubhouse

*******Payment must be included w/ registration form!*******

Name _____ Phone # _____

Name _____ Phone # _____

Name _____ Phone # _____

Name _____ Phone # _____

Team Captain Email Address: _____

[] Check payable to:

OABR Affiliates Council 11830 Nicholas St Omaha, NE 68154 Attn: Debbie

[] Credit Card - Please circle type: Visa MasterCard American Express Discover

Credit Card # _____ Exp Date ____/____

Billing Name: _____

Address _____ City _____ St _____ Zip _____

Signature: _____

Don't wait to sign up -- Only the first 36 teams can be accepted.

-The only sure rule in golf is - he who has the fastest cart never has to play the bad lie

-Mickey Mantle



Join the 2012 RPAC Challenge!

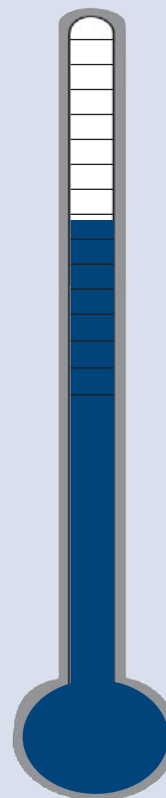
CONTRIBUTION GOAL

\$52,925

8-31-12

\$38,164

5-25-12



9-1-11

PRESIDENT'S CLUB (\$4,000)

Leisey, Vince

CRYSTAL "R" CLUB (\$2,500+)

STERLING "R" CLUB (\$1,000+)

Alloway, Andy
Gehrki, Joseph
Rasmussen, Matt

GOVERNOR'S CLUB (\$500+)

Kammandel, Jr. Henry
Maloney, Peg
Matney, Dave
Ritter, Lisa
Rotthaus, Doug

DOLLAR A DAY (\$365)

Turner, Melissa

CAPITOL CLUB (\$250+)

Adams, Kathryn
Battiato, Diane
Grennan, Jo Ann
Humpal, Monica
Miller, Kathy
Swanson, Bill

SENATOR'S CLUB (\$150+)

Lang, Monica
Leaders, Mark
Myhre, Deda
Rauth, Susan
Rouch, Kathryn
Sawyer, Jessica
Wiebusch, Robert

99 CLUB (\$99+)

Blackmon, Michael
Bresley, Mark
Clark, Susan
Kesick, Carolyn
Lepert, Mari
Maloy, David
May, Julie
Melichar, Larry
Ritter, Dennis
Seigel, W. John

TenEyck, Dixie
Watson, Roxanna

50 CLUB (\$50+)

Bane, Barbara
Boganowski, Deborah
Craighead, Joni
Garrean, Kathleen
Giardino, Beverly
Jansen, Kenneth
Knight, Cecilia
Langford, Rachel
Mack-Modlin, Louella

Morrissey, Roger
O'Grady, Donna
Petersen, Cassandra
Smith, Charlotte

FAIR SHARE (\$30+)

Teri Schrieber

*Thank You to the 672
other REALTORS®
who contributed their
fair share to the 2012
RPAC Drive.*

Affiliate Contributors

STERLING "R" CLUB (\$1,000+)

Sandiland, Becky, First National Bank

GOVERNOR'S CLUB (\$500+)

Stuart, Brenda, ServiceOne Inc

50 CLUB (\$50+)

Dragon, Janet, Heartland Reva Team
Powell, Regi, Farmers Insurance Powell Insurance
Kalina, Debbie, Radon Protection Technologies LLC
Kopun, Predrag, American National Bank/
Peoples National Bank

FAIR SHARE (\$30+)

*Thank You to the 63 other Affiliate Contributors who contributed
their fair share to the 2012 RPAC Drive.*

A complete list of 2012 RPAC contributors is located at: www.RPAC.OmahaREALTORS.com

**OMAHA
AREA BOARD OF
REALTORS®**



YES! I want to make sure the REALTOR® voice is heard at the local, state and national level.

Here is my investment:

- ☐ Golden "R" Club \$5,000 (\$13.70 a day)
- ☐ Crystal "R" Club \$2,500 (\$6.85 a day)
- ☐ Sterling "R" Club \$1,000 (\$2.75 a day)
- ☐ Governor's Club \$500 (\$1.36 a day)
- ☐ \$1-A-Day Club \$365 (\$1.00 a day)
- ☐ Capitol Club \$250 (\$.68 a day)
- ☐ Senator's Club \$150 (\$.41 a day)
- ☐ 99 Club \$99 (\$.27 a day)
- ☐ 50 Club \$50 (\$.14 a day)
- ☐ Fair Share \$30 (\$.08 a day)
- ☐ Contributor \$ _____

Signature: _____

Payment Option:

- ☐ My check is attached (payable to Nebraska RPAC)
- ☐ Charge my American Express / Discover / Mastercard / VISA:
#: _____
Exp. Date: _____
- ☐ Bill Me

Omaha Area Board of REALTORS®
11830 Nicholas St.
Omaha, NE 68154
402-619-5555



Print Name: _____

Contributions are not deductible for Federal tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may refuse to contribute without affecting your membership rights. 70% of each contribution is used by your state PAC to support state and local political candidates. The remaining 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a.

A Snapshot Look at Broker Approved Training for Agents And Brokers

On January 1, 2012 the Nebraska Real Estate Commission (NREC) expanded the license renewal educational requirements from 12 to 18 hours of real estate education. When renewing a real estate license any total of 18 hours works as long as the renewing licensee has at least 6 hours of "R" courses and not more than 6 hours of Broker Approved Training courses.

Here are some simple points... and answers to questions members have been asking since the launch of Broker Approved Training:

- Broker Approved Training is NOT required to renew your license...this is optional curriculum that any broker can approve for their agents and be added into the agents required hours for license renewal.
- Each renewing agent will NEED a total of 18 hours of "approved" real estate education.
- 6 hours of the 18 total hours MUST be NREC approved "R" Course(s)
- The remaining 12 hours of 18 total hours can be all NREC approved regular continuing education (CE) courses. As in the past, these remaining hours can be all NREC approved "R" courses, all NREC approved CE courses, or a mix of regular NREC approved CE and NREC approved "R" courses. and/or; -up to 6 hours of the remaining 12 hours of 18 total hours (non "R") classes MAY be Broker Approved Training classes.

- All the real estate education required for license renewal MUST total 18 hours of "approved" courses:

When renewing a real estate license any total of 18 hours works as long as the renewing licensee has at least 6 hours of "R" courses and not more than 6 hours of Broker Approved Training courses.

HERE ARE SOME EXAMPLES:

- 6 "R" + 12 regular CE = 18
- 18 "R" = 18
- 6 "R" + 6 regular CE + 6 Broker Approved Training = 18
- 6 "R" + 9 regular CE + 3 Broker Approved Training = 18
- 12 "R" + 6 Broker Approved Training = 18
- 15 "R" + 3 Broker Approved Training = 18
- Broker Approved Training classes can be from 1 to 6 hours in length.
- Brokers can basically approve any curriculum they deem beneficial to the improvement and performance of their agents.
- Brokers can approve any or all of their company's agent training programs. Brokers must approve, then notify and register the course(s) with the NREC for EACH Broker Approved Training course EVERY time the course is offered to their agents...even if the course has already been approved by the broker for a previous offering and it is the exact same approved curriculum offered previously. This approval MUST be completed on the NREC Notice of Training Scheduling and the Notice of Training Scheduling MUST be submitted to the NREC either by the broker or the outside Provider PRIOR to (at least in ADVANCE of the day) the course being offered.
- Brokers can get their company's agent training programs approved by the NREC by completing and submitting a Training Activity Application with course outline and materials. This application MUST be submitted to the NREC not less than 30 days PRIOR to the course offering.
- All Broker Approved Training courses have the same NREC Course Number: 9999T
- There is no duplication restrictions. Agents may repeat any Broker Approved Training course anytime.
- Brokers that choose to provide their company's training as Broker Approved Training MUST be in compliance with all the requirements that all NREC Approved CE /Broker Approved Training Providers. Brokers must meet and maintain course records including but not limited to course registrations, course schedulings, instructor approvals, registration and sign-in sheets, attendance certifications, issuance of completion certificates, course evaluations, electronic course completion reporting within 10 days to the NREC, year-end course reporting, and maintenance of all Broker Approved Training course records for 5 years that are available for NREC audit.

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www.OmahaRadon.com

Continued on Page 19

National Association of REALTORS®

Quadrennial Code of Ethics Training Requirement

From January 1, 2009 through December 31, 2012, and for each four year period thereafter, REALTORS® are required to complete quadrennial ethics training of not less than two hours and thirty minutes of instructional time. REALTORS® completing such training during any four year cycle shall not be required to complete additional ethics training in respect of this requirement as a requirement of membership in any other board or association.

A REALTOR® completing the new member Code of Ethics Orientation during any four-year cycle is not required to complete additional ethics training until a new four-year cycle commences.

Failure to complete the required periodic ethics training is considered a violation of a membership duty for which REALTOR® membership shall be suspended until such time as the required training is completed.

The Omaha Area Board of REALTORS® is required to provide access to necessary ethics training programs either locally, in conjunction with other boards and associations, or through other methods. Any training offered pursuant to this requirement must meet the learning objectives and minimum criteria established by the National Association of REALTORS® from time to time.

The following schools offer continuing education credit that also fulfills your Code of Ethics Requirement. Contact the schools to get copies of their schedules and prices:

REEsults Coaching — Mark T. Wehner
16616 Jackson, 402-676-0101
marktwehner@reesultscoaching.com
www.REEsultsCoaching.com/ce

Randall School of Real Estate — Susan Geschwender
11224 Elm Street, 402-333-3004, info@reandallschool.com

Larabee School of Real Estate
3355 Orwell Street, Lincoln, NE 68516, 1-800-755-1108

Nebraska REALTORS® Association
145 S 56th Street, Suite 100, Lincoln, NE 68510
1-800-777-5231

The OABR Office offers free NAR Code of Ethics Training but it does not fulfill the NREC license renewal continuing education requirement. The class is scheduled each Friday following New Member Orientation from 8:30 a.m. to 11:45 a.m. A minimum of 10 must be in attendance to have this training. Online courses are accessible from a link on www.OmahaREALTORS.com. Contact Debbie Peterson for details: 402-619-5553 or DPeterson@OABR.com.

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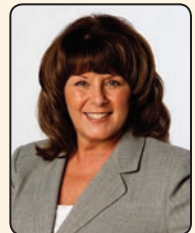


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2012 OABR Awards Nominations

OABR REALTOR®-of-the-Year Award (ROTY) is given to an outstanding REALTOR®, broker, manager or salesperson who exemplifies long-standing professionalism in the industry. Last year's recipient of this prestigious award was **Shawn Maloy**.

OABR Outstanding Service Award is given to an individual REALTOR® who has unselfishly given many hours of volunteer service to the OABR with a minimum of five years membership *plus* three years of service in committee work, special assignments, seminars and educational activities or leadership in local chapters of institutes, societies and councils. The last year's recipient was **Bill Swanson**.

OABR Distinguished Service to NRA Award recognizes an OABR member active in the Nebraska REALTORS® Association. The last year's recipient was **Jo Ann Grennan**.

Members who meet the following general criteria should be nominated to the Awards Selection Committee.

Spirit: High principles - faithfulness to laws and regulations of ethical conduct, principles of good practice among other members and the general public, and furtherance of professionalism within their industry.

Civic Activity: Local, state and national level participation in civic and service clubs - charitable activities, political action, fraternal or religious groups, etc.

Business Accomplishments: Recognized for good business conduct and service to clients; imaginative and creative advertising programs; rehabilitation work, land utilization, etc.; participation in other professional associations or educational achievements.

This form is for your convenience in submitting Award nominations for consideration by this year's OABR Award Nominating Committee. Its use is not mandatory, however all nominations must be submitted in writing either by mail, fax or email. You may nominate yourself or any OABR member you deem worthy of the honor. You may copy this form for multiple submissions.

RETURN TO DONNA SHIPLEY (DShipley@OABR.com) BY FRIDAY, JUNE 22, 2012

-----><-----

2012 OABR AWARD NOMINATION

☐ OABR ROTY

☐ Distinguished Service to NRA Award

☐ OABR Outstanding Service Award

Name of Nominee _____

Company _____ Address _____

Award Category _____

Signed _____

Comments _____

Membership Report

APRIL 2012

NEW REALTORS®

Baker, Robert – NP Dodge I LLC – Pierce
Burrows, Robert – DEEB Realty – 117th
Covemaker, Stephanie – NP Dodge III LLC – Lakeside
Galer, Ryan – NP Dodge V LLC – 129th Dodge
Peekenschneider, Scott – CBSHOME Real Estate – Davenport
Porter, Sarah – DEEB Realty – 117th
Richardson, Marcus – Prudential Ambassador Real Estate – California #101
Swanson, Kimberly – CBSHOME Real Estate – Lakeside
Swift, Shelly – RE/MAX Real Estate Group – Giles
Troya, Marie – CBSHOME Real Estate – W Dodge
Tyrrell, Michelle – NP Dodge III LLC – Lakeside
Vocelka, Michael – Real Estate Associates Inc
Walkenhorst, Todd – CBSHOME Real Estate – Davenport
Whitmarsh, Sarah – DEEB Realty – 117th

NEW AFFILIATES

Banyay, Chris – Prime Lending
Bullerman, Lisa Marie – Staging and Design by Lisa Marie LLC
Franks, Teresa – ServiceOne Inc
Johnston, Ashley – Prime Lending
Schaffer, Lisa – Wintrust Mortgage
Sedlacek, Bryan – Prime Lending
Schjodt, Kraig – Thrasher Basement Systems Inc

REALTOR® CANDIDATES

Basye, Ryan – Maloy Real Estate
Blankenau, Mark – NP Dodge III LLC – Lakeside
Brown, Carla – CBSHOME Real Estate – W Dodge
Cooper, Scott – NP Dodge V LLC – 129th Dodge
Dinnel, Lila – DEEB Realty – 117th
Ehlers, James – Expert Real Estate Group LLC
Gustafson, Ronald – Prudential Ambassador Real Estate – California #101
Horton, Linda – CBSHOME Real Estate – Lakeside
Igo, Donald – Celebrity Homes Inc
Johnson, Mary Alice – CBSHOME Real Estate – 147th
McGowan, David – DVG Realty LLC
Niewohner, Lonny – Scribner Real Estate
Panas, Theodore – Suburban Appraisals Inc
Patzner, Paige – NP Dodge III LLC – Lakeside
Spurgeon, Lyndel – NP Dodge I LLC – Pierce
Switzer, Timothy – Prudential Ambassador Real Estate – California #101
Tabor, Samuel – CBSHOME Real Estate – Davenport
Tworek, Laura – NP Dodge III LLC – Lakeside
Watts, Timothy – CBSHOME Real Estate - Bellevue

Weisbeck, Mallory – Prudential Ambassador Real Estate – California #101
Wright, Shalonda – CBSHOME Real Estate - Davenport

AFFILIATE CANDIDATES

Conover, Lisa – Rearranged for Change
Cooley, Liz – Rearranged for Change
Foote, Trevor – NuVision Audio and Video LLC
Maleki, Andrea – Andrea Maleki State Farm Insurance
Stastny, Iris – ServiceOne Inc
Wedige, Steven – Foundation-2-Rooftop Inc
Yi, Min – Omaha Metro Real Estate Photography

MEMBER TRANSFERS

Cherica, John from Realcorp to Citywide Appraisals Inc
Cunningham, Larry from DEEB Realty – 117th to NP Dodge V LLC – 129th Dodge
Flairty, M Jo from CBSHOME Real Estate – Lakeside to NP Dodge V LLC – 129th Dodge
Haines, Jason from Real Estate Associates Inc to NP Dodge II LLC – Co Bluffs
Hoppe, Patricia from RE/MAX Real Estate Group – Giles to NP Dodge IV LLC – Papillion
Hughes, David from Keller Williams Greater Omaha – Giles to Keller Williams Greater Omaha – Village Pointe
Inman, Jacki from CBSHOME Real Estate – 121st Pacific to NP Dodge I LLC – Pierce
Jacobs, Megan from Realcorp to Citywide Appraisals Inc
Kelley, Sara from Great Western Bank - Dodge to Great Western Bank – Center
Magilton, Jennifer from CBSHOME Real Estate – W Dodge to CBSHOME Real Estate – Davenport
Mrasek, Roxanne from Condo Living Omaha to Prudential Ambassador Real Estate – California #101
Pope, Iris from CBSHOME Real Estate – W Dodge to NP Dodge III LLC – Lakeside
Rich, Sharon from NP Dodge III LLC – Lakeside to NP Dodge V LLC – 129th Dodge
Stephens, Mckynzie from Prudential Ambassador Real Estate to Weichert Realtors River Cities
Swaney, Lisa from 20/CBSHOME Real Estate – Davenport To NP Dodge V LLC – 129th Dodge
Torneten, Steven from Condo Living Omaha to Prudential Ambassador Real Estate – California #101
Walker, Wendy from Omaha Title & Escrow Inc to Nebraska Title Company
Zendejas, Raymond from Keller Williams Greater Omaha – Giles to Prudential Ambassador Real Estate – California #101

REACTIVATED MEMBERS

Elizondo, Jim – DEEB Realty – 117th
Ellefson, Sherri – Real Estate Associates Inc
Martin, Jacob – CBSHOME Real Estate – 121st Pacific
McCauley, Kathryn – Real Estate Associates Inc
Smith, Luke – Sentinel Realty LLC
Wilhelm, John – Real Estate Associates Inc

RESIGNATIONS

Bambino, Laura – Great Western Bank

Beehner, Teena – CBSHOME Real Estate – Davenport
DeVetter, Charles – Prudential Ambassador Real Estate –
California #101

Ganstrom, Laci – Fremont National Bank & Trust Co
Hansen, Scott – DEEB Realty – 117th
Karloff, Denise – Prudential Ambassador Real Estate – California #101
Kraft, Terry – CBSHOME Real Estate – W Dodge
Lenihan, Deborah – DEEB Realty – 117th
Scott, John – NP Dodge II LLC – Co Bluffs
Steier, Maurice – RE/MAX Results
Strunk, Erin – Prudential Ambassador Real Estate – California #101
Thompson, Gary – Realty Center
Wehling, Heather – CBSHOME Real Estate – California
Whitaker, Jeffrey – CBSHOME Real Estate - Fremont

NEW REALTOR® COMPANIES

Citywide Appraisals Inc – 2804 S 87th Ave, Omaha, NE, 68124
MLS & OABR Phone: 402-614-3206 Fax: 402-614-7055
Designated Realtor: John Cherica
Van C Deeb Inc – 12761 Izard St, Omaha, NE, 68154
OABR Phone: 402-680-8448 Designated Realtor: Van Deeb
GDR Commercial – 3803 N 153rd St Ste 200, Omaha, NE, 68116
MLS (Current OABR Mbr)
Phone: 402-614-9100 Fax: 402-538-0258
Designated Realtor: Eugene Graves
Scribner Real Estate – 408 Main St PO Box K, Scribner, NE, 68057
OABR & MLS Phone: 402-664-3454
Fax: 402-664-2749
Designated Realtor: Joel Marreel

MEMBERSHIP STATISTICS

OABR

| | April 2012 | April 2011 |
|-------------------------|------------|------------|
| Designated REALTOR® | 221 | 218 |
| Des. REALTOR® Secondary | 1 | 2 |
| REALTOR® | 1920 | 2005 |
| REALTOR®-Secondary | 1 | 2 |
| TOTAL | 2143 | 2227 |

| | | |
|---------------------|------|------|
| Institute Affiliate | 73 | 74 |
| Affiliate | 211 | 196 |
| Other | 6 | 5 |
| TOTAL | 2433 | 2502 |

| | April 2012 | YTD |
|-----------------------------|------------|-----|
| New REALTOR® Members | 29 | 83 |
| Reinstated REALTOR® Members | 14 | 41 |
| Resignations | 7 | 60 |

GPRMLS

| | April 2012 | April 2011 |
|--------------------------|------------|------------|
| Participants (Primary) | 210 | 207 |
| Participants (Secondary) | 55 | 63 |
| Subscribers (Primary) | 1884 | 1971 |
| Subscribers (Secondary) | 178 | 176 |
| Exempt | 34 | 35 |
| TOTAL | 2361 | 2452 |

COMPANY ADDRESS AND PHONE UPDATES

(Notify the Board office for all directory changes fax to 619-5559)
GEM Real Estate – 15324 S 2nd Ste 2, PO Box 9,
Bennington, NE, 68007
Kurt's Radon Testing – 16020 Browne St, Omaha, NE, 68116
My Insurance LLC – 402-991-6688
RE/Consultants Midwest – 5533 S 27th St #104, Lincoln,
NE, 68512

COMPANY NAME CHANGE

RE/Consultants Midwest – (Formerly Realty Center Midwest)

*Changed your home address or e-mail address?
E-mail the change to DPeterson@OABR.com.*

JUNE ORIENTATION

- Tuesday, June 5, 8:30 a.m. to 4:00 p.m.
- Wednesday, June 6, 8:30 a.m. to 4:00 p.m.
- Thursday, June 7, 9:00 a.m. to 12:00 p.m.

*Every new member attends an Orientation Program
upon application for membership.*

Thank you to all of the New Member Orientation coffee break sponsors...

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Wendy Walker – Nebraska Title Company
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Jacy Riedmann – Amoura Productions
Brent Simmerman – Midlands Home Inspections Inc

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54th & Cornhusker

Somerset

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Wenninghoff,
then north 6 blocks

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168th & Cornhusker

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168th & Hwy 370

Settlers Creek

72nd & Cornhusker

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The following article is intended to provide pertinent home and building inspection information to the readers. Your input is welcome by emailing your questions to pat@hbponline.com.

Question: We are going to be selling our home and our Realtor® recommended we have it Pre-Inspected. What are the advantages of a Pre-Inspection?

Answer: There are several advantages to having your home pre-inspected. Knowledge is power, and the more you know about the condition of your home, the better it can be accurately priced. Homes that are priced correctly usually sell faster.

Other advantages of pre-inspections are:

- Improves the marketability of your home by showing prospective buyers its condition and that it has been properly disclosed.

- Allows you a chance to correct any problems found during the inspection or reflect them in the asking price. Most buyers include a home inspection contingency in their purchase agreement and often request repairs if problems are found. A pre-inspection helps eliminate these renegotiations.
- Helps prevent a sale from falling apart at the last minute. When buyers know the condition of their prospective home, they are better able to budget for future expenses.
- Gives the buyer confidence that their decision to purchase is the right one.

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Continued from Page 11

- Brokers can choose to approve Broker Approved Training offered through and presented by other NREC Approved Providers. When this occurs, the Provider accepts the all duties and responsibilities for NREC compliance regarding reporting and records.

There are other requirements and compliance issues not mentioned in this article that would require further explanations. The NREC has a great FAQ article on the front page of the Spring 2012 issue of their Commission Comment. If you would like more information you can check out the nrec.ne.gov website or you may contact the Nebraska Real Estate Commission directly.

By Mark Wehner, REE, CRB, CRS, ABRM,
ABR, GRI, e-PRO, CREN, NHS

Mark Wehner is CEO of REEsults Coaching... a NREC Approved Provider of Broker Approved Training. You can reach him at 402.676.0101 or mark.wehner@reesultscoaching.com.

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• Moore Appraisal Ed., LLC

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• Nebraska REALTORS® Association

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July 11 CRS 103: Maximizing Your Potential
Council Bluffs, IA

Aug 21-22 GRI 104: Finance – Omaha
0543 (12 hrs)

• Randall School of Real Estate

www.RandallSchool.com 402-333-3004

July 10 Ethical Decision Making In Real Estate
0530R (3 hrs) 8:30 a.m. - 11:30 a.m.

July 10 Trust Accounts
0319R (3 hrs) 1:00 p.m. - 4:00 p.m.

July 11 The Home Inspection –
280/ Assessing Property Condition
C21121 (3 hrs) 8:30 a.m. - 11:30 a.m.

July 11 Measure That Home
0681 Note: BRING A CALCULATOR
(3 hrs) 1:00 p.m. - 4:00 p.m.

Aug 14 Ethical Decision Making In Real Estate
0530R (3 hrs) 8:30 a.m. - 11:30 a.m.

Aug 14 Writing The Purchase Agreement
0019R (3 hrs) 1:00 p.m. - 4:00 p.m.

Aug 15 Statutory Liens: Causes & Effects
0383 (3 hrs) 8:30 a.m. - 11:30 a.m.

Aug 15 Tools to Help Buyers With Credit Issues
0704 (3 hrs) 1:00 p.m. - 4:00 p.m.

Aug 16 Real Estate Auctions
0186 (3 hrs) 8:30 a.m. - 11:30 a.m.

Aug 16 Manage Your Risk – Protecting Your License
0417R (3 hrs) 1:00 p.m. - 4:00 p.m.

• Real Estate Resource Institute (Paul Vojchehoske)

www.mrrealestatece.com 402-660-0395

• REEsults Coaching (Mark T. Wehner)

www.REEsultsCoaching.com 402-676-0101

June 13 Fair Housing
0282R (3 hrs) 8:30 a.m. – 11:45 a.m.

June 20 10 Essential Points in Seller Representation
0442R (3 hrs) 1:00 p.m. – 4:15 p.m.

• R. F. Morrissey & Associates

402-933-9033

Continued from Page 1

- **Social media** – From the homepage you can tune-in to OABR's online presence by reading the latest posts on Facebook, Twitter and the Solutions Blog.
- **Calendar of events** – A real-time summary of upcoming meetings and events, each linked to detailed information and the full monthly calendar.
- **The REALTOR® family** – Easily connect with a single click to the state and national REALTOR® associations, the local Paragon MLS system and support information including access to mobile MLS, RPR and DocCentral, the Supra electronic keybox system, the local Affiliate Council and the local WCR chapter. Y.O.R.E. Pros, the local YPN Chapter, can also be accessed from the homepage.
- **Connect with the association** – Make payments or contact the leadership, committee chairs or the professional staff. Committee information and governing documents are available too. Membership information is only a click away.
- **Mobile access** – now available at www.M.OmahaREALTORS.com. This access works well with most mobile devices and is especially handy when you need to locate another member or access the MLS system. Give it a try today!

The new website is a work in progress as information is added and updated continuously. Our intent is to serve you better by improving your access to information. Be sure to bookmark this new starting place for all members.



If you know someone of diversity that would like to join our industry, we are accepting third quarter scholarship applications now.

Deadline is August 1st.

For more information and application:
<http://www.oabrdocs.com/ScholarshipApplication.pdf>
or contact Donna Shipley at 402-619-5551.

Continued from Page 2

billion, 100,000-member Northwest Federal Credit Union, with the goal of expanding services and products. Under the merger, the credit union remains virtual, but members gain access to 4,600 branches across the country. The name REALTORS® Federal Credit Union remains unchanged.

- A new set of policy principles were approved, advocating for the creation of a non-immigrant, real estate–related visa. The visa would be intended to encourage foreign nationals to buy homes in the United States. It would be good for at least five years and have rules that are reciprocal to rules in other countries that give favorable treatment to U.S. citizens. In the event Congress creates such a visa, NAR would provide training to help make members aware of visa and immigration rules so they can avoid liability.
- The board also approved a set of comprehensive amendments to NAR's Internet Data Exchange (IDX) policy and MLS rules to clarify that "participant websites" are those in which MLS participants have actual and apparent control of the sites. The changes also recognize the growth in the use of mobile devices by permitting IDX information to be displayed in mobile devices as long as MLS participants control the displays. "Control" means participants can add, delete, modify, or update their information, and a reasonable consumer would recognize the information as the participant's.
- Separately, the board acknowledged the growing complexity of MLS technology issues by creating an MLS Technology and Emerging Issues Subcommittee, which will anticipate and analyze MLS technology issues. The subcommittee will have a chair and 15 members, at least eight of which will be REALTORS® with experience in governance or operation of a local or regional MLS, and the rest will be MLS administrators or MLS technology or administrative staff.

Lisa Ritter
2012 President

Toast to Fair Housing

The second annual "Toast to Fair Housing", a fundraiser and an event to celebrate the accomplishments of Family Housing Advisory Services was held on Friday, April 27. OABR members enjoyed the food, speakers, and being together.



Linda Bolden, Guyle McLean, Mary Sindelar and Trudie Ahlstrom provide their support.



Ileana Carlson



Mike Connell



Gerry Frans



Rosalia Gish



Ericka Heidvogel



Don Igo



Marsha Labs



Monica Lang



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PrimeLending Team



Chris Banyay
Branch Manager
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NMLS: 470725



Nick P. Brion
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Bryan Sedlacek
Loan Officer
432.550.2011
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Ashley Johnston
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Affiliates Golf

June 18, 2012 — at Champions Run — See page 5 for more information.

REALTORS® Annual Picnic

August 8, 2012 — OABR Parking Lot — 11:00 a.m. - 1:00 p.m.

KIP Session on Short Sale Basics

The Knowledge is Power session on Short Sale Basics taught by Paul Vojchehoske was a full house! Watch future eFlash's for more Broker Approved training classes.



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WCR PROGRAM LUNCHEON What's Happening in the Current Omaha Real Estate Market?

Speaker: Gregg Mitchell
Mitchell & Associates Appraisal Firm

June 21, 2012

11:45 a.m.

(Doors open at 11:15 a.m. for networking)

**Champions Run
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New Release Shackle 'Reason' Code

The eKey App for the Android, iPhone and Blackberry has recently been updated, making it easier to assign the listing to the KeyBox. If the box is registered to an address when you receive the 'ShowingValue' eMail it will identify the address of the property which was shown.

EXAMPLE:

KIM Administration showed listing 5235 Pacific St., Omaha, NE 68114 (KeyBox# 53210182) on 05/18/2012 9:50AM 402-619-5552 lwelch@oabr.com

HOW TO RELEASE THE SHACKLE WITH THE NEW 'REASON' CODE

Open the eKey App on your device, tap on 'Open Shackle,' enter the 4 digit shackle code, tap on 'Reason' to select a reason. You will get one of four options;



ADDING ON A NEW LISTING

When you select, 'Adding on a new listing' you will be prompted to select either 'Listing ID (MLS # from Paragon) or 'Street Address.'

If you select 'Listing ID' simply enter the MLS # to the property, tap save and press begin. If you do not know the MLS # you can select 'Street Address' and type in either the address or a partial address. The Supra system will now search the MLS system for 'NEW' listings that match the listing agent and address you input. If a match is made you will receive an eMail indicating the KeyBox has been registered. If 2 to 5 potential matches are found, you will receive an eMail requesting you to select the correct listing. If more than 5 matches are found you will receive an eMail informing you no matches were found and the KeyBox was not registered.

REMOVING A KEYBOX FROM A LISTING

Select this option if the KeyBox is removed from the listing. The Supra system will unassign the KeyBox from the MLS # so it is ready to be assigned to the next listing.

RELOCATING A KEYBOX ON THE SAME LISTING

Select this option if you are relocating the KeyBox on the same listing. The assignment of the KeyBox will stay the same.

NONE OF THE ABOVE

Select this reason if the shackle is released for any other reason. The assignment of the KeyBox will stay the same.

If you have any further questions regarding this process feel free to call Supra Support at 402-619-5566.



MOBAupdate

Metro Omaha Builders Association

We are here to help. If you have any questions about MOBA, its membership or events, please contact Teresa Speth at the MOBA office 402-333-2000 or email teresa@moba.com.

MOBA Summer Parade of Homes

This summer MOBA and the Omaha World Herald will join forces once again to continue the positive momentum the home building industry has seen this year. Summer Parade of Homes will be: **Saturday 7/14 and Sunday 7/15 Noon- 6pm** and also

Friday 7/20 5pm-8pm, Saturday 7/21 and Sunday 7/22 Noon-6pm

If you have a new home you want to get sold contact the MOBA office 402-333-2000 or the Omaha World Herald for more information.

MOBA is the process of redesigning its website to be more user friendly. Launching in June, **www.MOBA.com** will not only help homebuyers find a builder, but also be able to see model homes for sale, new communities to live in and even find upcoming home related events. MOBA members will have access to meeting and educational calendars as well as industry news and so much more. This website will become a valuable tool and extension of MOBA's hard work helping our home building community stay on top of the news they need to know. Look for it in mid-June!

MOBAcalendar

June

- 12 MOBA Board of Directors Meeting 11:00am
- 15 New MOBA Website at www.MOBA.com

July

14-15 & 20-22 MOBA Summer Parade of Homes...More information coming soon!

Contractor License Test Review 3:00pm at the MOBA office Lower Level Conference Room
Cost: \$65 or \$55 for MOBA Members RSVP to info@FrameworksMagazine.com

visit www.MOBA.com for more information



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Word Search! Win A \$50 Gift Certificate

Circle the words in the left-hand column. OABR members locating all the words will be entered into a drawing, then one lucky winner will receive a \$50 gift certificate to Focus Printing. Send your answers by June 15, to Donna Shipley at DShipley@OABR.com, 402-619-5559 (fax), or mail to 11830 Nicholas St., Omaha, NE 68154. The winner will be published in the July FOCUS.

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ELEPHANT
FLAMINGO
GIRAFFE
GORILLA
HIPPOPOTAMUS
LION
ORANGUTAN
OSTRICH
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POLAR BEAR
PUMA
PYTHON
SEA LION
STORK
TIGER
TORTOISE
ZEBRA

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