

Fair Housing Guidance on Criminal Background Checks



Recently, the U.S. Department of Housing and Urban Development (HUD) issued "Office of General Counsel Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions", which urges landlords to exercise caution when implementing criminal history policies or practices to make housing decisions.

HUD's guidance comes on the heels of the Supreme Court's decision last year, which held disparate impact claims are cognizable under the Fair Housing Act. While HUD's guidance does not preclude criminal history-

based policies or practices, **HUD states that such policies should be tailored to serve a substantial, legitimate, and nondiscriminatory interest of the housing provider**, such as resident safety or the protection of property. A session was held at this year's REALTORS® Legislative Meetings & Trade Expo where experts offered a number of helpful tips for staying in compliance with Fair Housing Act requirements.

Guidance information is located at: OABRdocs.com/HUDguidelines.com.



UPCOMING EVENTS

New Member Orientation

Tuesday, June 7; 8:30 am - 4:00 pm
Wednesday, June 8; 8:30 am - 4:00 pm
Thursday, June 9; 8:30 am - 12:30 pm
@ OABR Education Center

Code of Ethics Training Course

Friday, June 10; 8:30 am - 12:00 pm
@ OABR Education Center

RPAC Fundraising Task Force

Monday, June 13; 2:30 pm - 3:30 pm
@ OABR Boardroom

Around the Water Cooler With the Commish

Thursday, June 23; 10:00 am - 11:00 am
@ OABR Education Center





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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

REALTORS® Influence in Washington

I, along with other members of the OABR leadership team, had the privilege of representing OABR in Washington D.C. in May for the annual NAR Legislative Meetings. It is always a great experience when you get to interact with thousands of other REALTORS®, brokers, managers, and leaders from around the country to discuss issues in our industry.

One thing I always come back with after attending National meetings is just what an incredible job the OABR staff and all of our REALTOR® volunteers do. A big thank you to our staff and REALTOR® volunteers that make our local association work so well!

As we met with our Legislators, we had the opportunity to convey the issues that are important to REALTORS® in our role of being the leading advocate for real property rights in this country. The fact that our collective voice is so large (about 1.2 million members), and that we are in an industry that affects everyone in the United States, it gives us tremendous access to our congressional representatives in Washington to discuss important housing, finance, land use, and property rights issues.

There are currently over 50 bills, along with other potential legislation, that NAR is monitoring in Washington. Some of the topics include comprehensive tax reform which could mean the elimination of the mortgage interest deduction, property tax deduction, and 1031 exchanges. I know I am preaching to the choir when I say that the elimination of these age-old deductions could lead to higher taxes, less business investment, and an overall lower home ownership rate.

Other legislation includes FHA reforms for condos, permanent changes to the NFIP program for flood insurance, and bills that would limit the use and restrict the amount of G-fees charged by Fannie Mae and Freddie Mac. Terrorism Risk Reduction Act, drones, and raising VA financing limits were some of the many other topics that were discussed.

Another major discussion, and there currently is legislation that has been introduced, is that of student loan debt and how to reduce it. Student loan debt was listed as the number one impediment to homeownership for millennials in a recent survey. Needless to say, this is a very big topic not only for our industry, but for our country as we have seen played out on the political stage over the last year. At the meetings, NAR officially endorsed a bill that would allow student loan debt to be refinanced to a lower rate, thus saving potential homebuyers hundreds of millions of dollars.

I know you hear people like me talk about RPAC a lot. We encourage everyone to invest, as well as get involved at whatever level. These types of issues underscore RPAC's importance. These issues have a direct impact on your business, your clients, and you personally. It is pretty cool to be able to say that "MY" organization has the ability to positively influence the lives of hundreds of millions of people in our country. This only works because we have a very strong, large, organized, and passionate professional association. And that only comes from our members investing and being involved in the process. Thank you to those of you that already invest in RPAC. I would like to encourage others who have not invested or worked on a volunteer committee to try it. It is my experience that you will get out way more than you put in.

Thank you,

Andy



Andy Alloway
 2016 President

NOMINATIONS FOR 2016 AWARDS

OABR REALTOR®-of-the-Year Award is awarded to an outstanding REALTOR® member who exemplifies long-standing professionalism in the industry. *Last year's recipient of this prestigious award was David Matney.*

OABR Outstanding Service Award is awarded to an individual REALTOR® who has unselfishly given many hours of volunteer service to the OABR with a minimum of five years of OABR membership plus three years of service in committee work, special assignments, seminars and educational activities plus leadership in the OABR, local chapters or Institutes, Societies and Councils. *Last year's recipient was Susan Clark.*

OABR Distinguished Service to NRA Award recognizes an OABR member active at the state association. *Last year's recipient was Herb Freeman.*

Members who meet the following general criteria should be submitted 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 the industry.

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

Local Board Activity: OABR office and committee work, special assignments, seminar activity and educational work, membership and offices in local Chapters, Institutes, Societies or Councils.

Business Accomplishments: Recognized for good business conduct and service to clients; imaginative and creative programs; rehabilitation work, land utilization, etc.; participation in other professional associations, educational achievements - including Institute activity, state and national association involvement, etc.

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. You may nominate yourself or any OABR member you deem worthy of the honor. Please copy this form for multiple submissions.

Return to the OABR Office - Attn: Donna Shipley by Friday, June 24, 2016

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☐ **OABR ROTY** ☐ **Distinguished Service to NRA Award** ☐ **OABR Outstanding Service**

Name of Nominee _____

Company _____ **Address** _____

Award Category _____

Signed _____

Notice of Election

Report of the Nominating Task Force

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 10, 2016 at the OABR office 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 2017 membership year which begins September 1.

President	Monica Lang
President-Elect	Mark Leaders
Secretary/Treasurer	Doug Dohse
Director (2019)	Nancy Bierman
Director (2019)	Lindsey Krenk

The following individuals will continue their service or will be appointed by virtue of their position on the Board of Directors:

Director (2017)	Megan Bengtson
Director (2017)	Doug Dohse
Director (2018)	Susan Clark
Director (2018)	Herb Freeman
Director (2018)	Bill Swanson
Immediate Past President	Andy Alloway
GPRMLS Chair	Vince Leisey
Affiliate Council Chair	Erin Trescott
WCR Omaha President	Darla Bengtson

Additional candidates for the offices to be filled may be placed in nomination through 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.

If necessary, 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 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.



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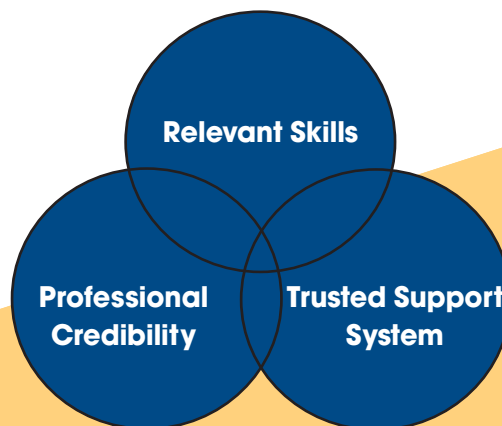
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RPAC Trustee Wanted

The Nebraska RPAC Board of Trustees is meeting soon to fill vacancies. If you have a history of political involvement with the State Governmental Affairs Committee, a history of contributing to RPAC, and an interest in this volunteer position, we would like to hear from you by June 17.

RPAC Trustees are responsible for delegating RPAC funds and assistance with fundraising. Trustees can serve two consecutive three-year terms.

For more information or to receive an application, please contact Donna Shipley at 402-619-5551 or Donna@OmahaREALTORS.com.



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Affiliate Spotlight

United Distributors, Inc.

Do you take water for granted?

By Rory Sherman

Clean water is something we all tend to take for granted. Whether it's the tap water coming out of our sinks or the river or lakes we swim, fish and boat in, we expect it to be clean. But as several recent water problems have just exemplified, we can't take our water for granted.

Our water is the same and only water we have and we use it over and over. We are constantly hearing about reports of chemical spills that are contaminating drinking water for thousands of customers, coal ash spills and petroleum in our rivers.

With the recent water situation in Flint Michigan, the awareness level has once again been brought to an all-time high. In a lot of cases, we actually become the detection device for finding problems with our water. What goes into our ground today can take many years to actually show up in our well waters and other water sources. From farming chemicals, pesticides, nitrates, bacteria and even pharmaceuticals, when will they show up in our water supply?

Remember, water is a "Universal Solvent" that picks up or dissolves a little bit of everything it touches. The days of catching rain water in barrels is long gone. How important is this asset called "Water" and how important is the quality of that water we drink and bath in every day.

Remember if you're not a part of the solution, you are a part of the problem.



Rory Sherman, President
Master Water Specialist, CFS V, CSR, CI
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REALTOR® Safety Safari

The OABR Education Committee hosted a REALTOR® Safety Safari on Thursday, May 19, providing members with a 3-hour hands-on safety course led by Iron Rhino Security, Lions Gate Security Training Solutions, The Agoge Martial Arts Company, and the First Responders Foundation.

As always, we encourage members to work together and stay safe!



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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 2016 MEETING:

Brent Rasmussen (President) – Mortgage Specialist LLC
Erin Trescott (Vice President) - Pulaski Bank Home Lending
Brenda Stuart (Treasurer) – ServiceOne Inc
Jared Berry – Centris Federal Credit Union
Lori Bonnstetter – 2-10 Home Buyers Warranty
Mike Bruening – Beardmore Insurance Services
Jessica Bruhn – Gateway Mortgage Group
Niki Cox – Eagle Mortgage Inc
Kayla Cunningham – JH Willy
Theresa Dein – Franklin American Mortgage Co
June Eads – Amerispec Home Inspection
Summer Franco – First National Bank
Mary Gorup – Integrity Termite
Debbie Kalina – Radon Pros
PK Kopun – Centris Federal Credit Union
Laura Longo - Centris Federal Credit Union
Deb Martin – Great Western Bank
Erin Moran – Home Buyers Protection
David Morar – DVI Insurance Group LLC
Kayla Shafer – Home Warranty of America
Mary Sladek – My Insurance
Ruth Smith – Norms Door Service
Jody Smythe – Retirement Funding Solutions
David Swearingen – Access Bank
Matt Thiel – DRI Title & Escrow
Bridget Vacha – Home Standards Inspection Service
Dani Zeigler – My Insurance

UPCOMING MEETINGS:

Tuesday, June 21 – 9:00 a.m.
Thursday, July 19 - 9:00 a.m.
Tuesday, August 16 – 9:00 a.m.

All Affiliate members are welcome to attend.

Visit us online! www.OABRAffiliates.com



Around the Water Cooler With the Commish

[9999T]



Join us as we meet and greet the Nebraska Real Estate Commission staff, Greg Lemon, Alane Roubal, Duran Cell, Monica Rut, and Commissioner Herb Freeman, and learn about the current issues the Commission has been addressing.

Thursday, June 23, 2016
10:00 - 11:00 a.m.

OABR Education Center
11830 Nicholas Street
Omaha, NE 68154

This FREE session will provide you with one hour of Broker Approved Training.
For Broker Approved Credit, talk with your broker.

Coffee and cookies will be provided.

Register online at **www.ims.oabr.com** or send your reservations to one of the following:

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11830 Nicholas St.
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Fax: 402-619-5559

Email: Donna@OmahaREALTORS.com

Name _____ License # _____

Company _____ License Type _____

Phone _____

Email _____

Face the REALTORS®

Omaha Police Chief, Todd Schmaderer made an appearance at the Omaha Area Board of REALTORS® on Tuesday, May 24 for an exclusive Face the REALTORS® event.

Schmaderer believes there is a shared responsibility between the community and the police department to work together. When asked his advice about REALTOR® safety, Schmaderer advised, "Protect yourself individually. That's the only thing you can control." He also stressed the importance of keeping your cell phone with you at all times. "The cell phone has helped solve more crimes than anything. With a search warrant, we can tell where you've been almost entirely for the past year," said Schmaderer.



Most importantly, Schmaderer stressed to always trust your instincts. "The only thing that doesn't lie are the hairs on the back of your neck."

Ending on a positive note, Schmaderer ensured members, "When you compare Omaha's crime rate to other cities this size, it's going to be far better."

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- **Nebraska REALTORS® Association**
www.nebraskarealtors.com
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www.randallschool.com
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- **Real Estate Resource Institute** (Paul Vojchehoske)
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Dodge, Nate
Gibson, Ryan
Jarecke, Melissa
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CONTRIBUTION GOAL

\$100,000

12-31-16

\$80,888

5-12-16

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Donna@OmahaREALTORS.com

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

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CAPITOLCLUB (\$250+)

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50 CLUB (\$50+)

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Code of Ethics Training Course [9999T]

The National Association of REALTORS® requires completion of quadrennial ethics training by all members. The next deadline is December 31.



\$25 - proceeds support RPAC



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Friday, July 15, 2016
8:30 am - 12:00 pm

OABR Education Center
11830 Nicholas Street
Omaha, NE 68154

Please note: This course is also good for 3 hours of Broker Approved Training CE.

Snacks and refreshments will be provided.

Register online at www.ims.oabr.com or send your reservations to one of the following:

OABR
11830 Nicholas St.
Omaha, NE 68154

Email: Debbie@OmahaREALTORS.com

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Your Key To Quality Homes
www.moba.com

MOBAupdate

MOBA Promotes New Home Construction and Buying...

The Spring Parade of Homes showcased MOBA builders and new homes for potential homebuyers to visit. Homebuyers are out shopping and MOBA continues to support the home industry with the 2016 Summer Parade of Homes starting June 18th and running through June 26th. The Parade will feature homes in all price ranges throughout the Omaha metro area. Look for more information in the Omaha World Herald and at www.MOBA.com

The new year continues to bring new opportunities... Many great MOBA events will promote new home building and home sales.

The 2016 Street of Dreams Builders have been announced: **G Lee Homes, Grace Custom Homes, Jordan Michael Signature Homes, Landmark Performance Homes, Luxe Collective, Majestic Homes and Platinum Builders.** The 2016 Street of Dreams will be July 30 - August 14 at Bluewater in Valley.

The Metro Omaha Builders Association provides a place for companies to work together to provide quality homes and commercial buildings for the Omaha area. Quality construction in attractive and affordable communities is important to us because we are your neighbors. We work, play and serve in your communities. The Metro Omaha Builders Association members are dedicated to preserving integrity and lifestyle through high professional standards and sound business practices.

MOBAcalendar

Metro Omaha Builders Association

Werner Park Night Out June 23, 2016

Summer Parade of Homes June 18-19 & 23-26, 2016

Membership Luncheon June 28, 2016

OTHER UPCOMING EVENTS

Street of Dreams July 30 - August 14, 2016

Street of Dreams INDUSTRY NIGHT July 29, 2016 (for members only)

REALTOR DAY at Street of Dreams Wednesday
August 3, 2016

Details on these events and more....

visit www.MOBA.com

Need to Renew your MOBA membership?

You can now pay online...

just click on "Join MOBA"

Membership Report: April 2016

NEW REALTORS®

Barker, William – BHHS Ambassador Real Estate – Village Pointe
Bober, Jennifer – Nebraska Realty – Burt
Boltinghouse, Britney – BHHS Ambassador Real Estate – Village Pointe
Boyce, Dawn – Nebraska Realty – Burt
Bushnell, Christina – BHHS Ambassador Real Estate – Village Pointe
Dougherty, Christine – PJ Morgan Real Estate
Dye, Sean – Keller Williams Greater Omaha – 119 #1
George, Michael – CBSHOME Real Estate – Papillion
Goure, Marilyn – NP Dodge Real Estate Sales Inc – 204 Dodge
Goure, Michael – NP Dodge Real Estate Sales Inc – 204 Dodge
Guenette Luther, Krista – NP Dodge Real Estate Sales Inc – Sarpy
Gustafson, Bryan – BHHS Ambassador Real Estate – Village Pointe
Johnson, Joel – BHHS Ambassador Real Estate – Village Pointe
Koenig, Kellin – BHHS Ambassador Real Estate – Village Pointe
Kraemer, Gregory – NP Dodge Real Estate Sales Inc – 204 Dodge
Lovercheck, Scott – Nebraska Realty – Burt
Meyers Jr, Thomas – Nebraska Realty – Burt
Murphy, Christine – Nebraska Realty – Burt
O'Hara, D EvaMarie – NP Dodge Real Estate Sales Inc – 148 Dodge
Rahlf, Thomas – Hansen Agency Inc
Shields, Bradford – NP Dodge Real Estate Sales Inc – Sarpy
Terp, Anthony – BHHS Ambassador Real Estate – Village Pointe
Wheeler, David – CBSHOME Real Estate – Papillion

NEW AFFILIATES

Bybee, Jeff – CKB Custom Creations
Costello, Harrison – ABC Termite & Pest Control Inc
Cullin, Shane – Nebraska Land Title & Abstract
Dreier, Douglas – Multi-Images Photography
Gross, Jennifer – SNAP Photos and Design LLC
Jansen, Mary – Nebraska Land Title & Abstract
Mingarelli, Pat – Amoura Productions Photography
Nickoli, Autumn – US Bank Home Mortgage
Timmerman, Betsy – Guild Mortgage Company
Waszak, Amy – Legacy Carpet Cleaning

REALTOR® CANDIDATES

Barker, William – BHHS Ambassador Real Estate – Village Pointe
Andreasen, Kelly – CBSHOME Real Estate – Papillion
Bakker, Dinette – CBSHOME Real Estate – 159 Dodge #200
Bloom, Jarret – BHHS Ambassador Real Estate – Village Pointe
Briggs, Joshua – CBSHOME Real Estate – 159 Dodge #200
Brown, Brian – Nebraska Realty – Burt
Collins Jr, Gerald – Keller Williams Greater Omaha – 119 #1
Donahue, Matthew – BHHS Ambassador Real Estate – Village Pointe
Eaves, Letisha – Keller Williams Greater Omaha – 119 #1
Foster, Steven – NP Dodge Real Estate Sales Inc – 148 Dodge
Gotto, Kathleen – Keller Williams Greater Omaha – 119 #1
Hansen, Kiley – Unity Real Estate LLC
Jindra, Malarie – CBSHOME Real Estate – 159 Dodge #200
Kennedy, Michael – Keller Williams Greater Omaha – 119 #1
Langenfeld, David – NP Dodge Real Estate Sales Inc – 204 Dodge
Mendick, Megan – BHGRE Integrity
Mumgaard, James – CBSHOME Real Estate – 159 Dodge #200
Raad, Alex – NP Dodge Real Estate Sales Inc – 35 Dodge
Rother, Joshua – BHHS Ambassador Real Estate – Village Pointe
Saab Jr, Jerry – Robert Q Kelly Jr Broker
Scott, Lynette – BHHS Ambassador Real Estate – Village Pointe

Souvannasoth, Anousone – BHHS Ambassador Real Estate – Village
Thibault, Madeline – CBSHOME Real Estate – 159 Dodge #200
Turille, Amanda – Nebraska Realty – Burt
Van Scoyk, Anna – GTR Sales
Venuto Bryn – BHHS Ambassador Real Estate – Village Pointe

AFFILIATE CANDIDATES

Camero, DeAnna – Integrity Termite
Ellis, Chris – Arbor Bank
Masuda, Rachel – Masuda Corporation LLC
Maynard, Joel – TNT Termite Services
Pachunka, Paul – Home Standards Inspection Serv
Paulson, Paula – First National Bank
Shafer, Kayla – Home Warranty of America

MEMBER TRANSFERS

Banyay, Chris from Prime Lending to Core Bank
Bodady, Heidi from Keller Williams Greater Omaha – 119 #1 to
Keller Williams Greater Omaha – 119 #2
Boothe, Samara from Target Realty LLC to BHGRE Integrity
Chu, Jeffrey from BHHS Ambassador Real Estate – Village Pointe to
BHHS Ambassador Real Estate – Village Pointe #201
Clark, Stephanie from NP Dodge Real Estate Sales Inc – 148 Dodge to
NP Dodge Real Estate Sales Inc – California #300
Cline, Heidi from New Traditions Home & Realty to
Keller Williams Greater Omaha – 119 #2
Cline, Scott from New Traditions Home & Realty to
Keller Williams Greater Omaha – 119 #2
Compton, Tyson from BHHS Ambassador Real Estate – Village Pointe to
Liberty Core
Curington Mindy from Wells Fargo Home Mortgage to
Central National Bank
Feist, Bonnie from NP Dodge Real Estate Sales Inc – 148 Dodge to
NP Dodge Real Estate Sales Inc – 35 Dodge
Fonda, Jerrie from Sandi Downing Real Estate LLC to
BHHS Ambassador Real Estate – Village Pointe
Hinrichs, Mark from BHHS Ambassador Real Estate – Village Pointe to
PJ Morgan Real Estate
Hopkins, Debra from NP Dodge Real Estate Sales Inc – 204 Dodge to
Keller Williams Greater Omaha – 119 #1
Hopkins, Mark from NP Dodge Real Estate Sales Inc – 204 Dodge to
Keller Williams Greater Omaha – 119 #1
Horner, Justin from BHHS Ambassador Real Estate – Village Pointe to
BHHS Ambassador Real Estate – Village Pointe #201
Huff, Heidi from Coldwell Banker REA to
NP Dodge Real Estate Sales Inc – 35 Dodge
Keenan, Joseph from BHHS Ambassador Real Estate – Village Pointe to
Nebraska Realty – Burt
Keil, Cynthia from Keller Williams Greater Omaha – 119 #1 to
NP Dodge Real Estate Sales Inc – 108 Dodge
Kennicutt, Cathy from NP Dodge Real Estate Sales Inc – 204 Dodge to
Nebraska Realty – Burt
Larsen, Laura from BHHS Ambassador Real Estate – Village Pointe to
Coldwell Banker REA
Lohr-Woodward, Julie from Keller Williams Greater Omaha – 119 #1 to
BHHS Ambassador Real Estate – Village Pointe
McDonald, Janice from Nebraska Realty – Burt to
NP Dodge Real Estate Sales Inc – 148 Dodge
Minino, Jennifer from NP Dodge Real Estate Sales Inc – 204 Dodge to
Keller Williams Greater Omaha – 119 #1
Minino, Steven from NP Dodge Real Estate Sales Inc – 148 Dodge to
Keller Williams Greater Omaha – 119 #1
Moore, Joseph from Coldwell Banker REA to Nebraska Realty – Burt

Neuhaus, Robert from CBSHOME Real Estate – 159 Dodge #200 to RE/MAX Results

Patricelli, Gary from Celebrity Homes Inc to Coldwell Banker REA

Perez, Ashley from NP Dodge Real Estate Sales Inc – 148 Dodge to NP Dodge Real Estate Sales Inc – 35 Dodge

Pfeffer, Kurt from BHHS Ambassador Real Estate – Village Pointe to Celebrity Homes Inc

Ramazani, ZZ from BHHS Ambassador Real Estate – Village Pointe to Keller Williams Greater Omaha – 119 #1

Reiss, Deborah from Target Realty LLC to BHGRE Integrity

Sawyer, Jessica from NP Dodge Real Estate Sales Inc – 204 Dodge to Nebraska Realty – Burt

Schlegelmilch, Douglas from NP Dodge Real Estate Sales Inc – 148 Dodge to NP Dodge Real Estate Sales Inc – 35 Dodge

Smith, Janet from CBSHOME Real Estate – Sarpy to CBSHOME Real Estate – 159 Dodge #200

Snyder, Katie from PJ Morgan Real Estate to Coldwell Banker REA

Speer, Allison from NP Dodge Real Estate Sales Inc – 204 Dodge to Keller Williams Greater Omaha – 119 #1

Swassing, Rebecca from Nebraska Realty – Burt to CBSHOME Real Estate – 159 Dodge #200

Walkowiak, Taija from BHGRE Integrity to BHGRE Integrity – Underwood #201

REACTIVATED MEMBERS

Abdalla, Franchell – Regents Real Estate & Property Development

Dring, Priscilla – Keller Williams Greater Omaha – 119 #1

Frohm, Scott – NP Dodge Real Estate Sales Inc – 148 Dodge

Kiger, Stanley – Nebraska Realty – Burt

Thailing Olson – CBSHOME Real Estate – 159 Dodge #200

Yrkoski, Calissa – Keller Williams Greater Omaha – 119 #1

RESIGNATIONS

Boothe, Jonathan – Target Realty LLC

Fisher, Michaela – BHHS Ambassador Real Estate – Village Pointe

Franch, Anthony – Integrity Termite

Freyer, Lloyd – CBSHOME Real Estate – 159 Dodge #200

Fuller, Patrick – Stevens Real Estate

Gamerl, David – BHHS Ambassador Real Estate – Village Pointe

Jones, Brandon – BHHS Ambassador Real Estate – Village Pointe

Korte, Dennis – Geschwender Real Estate Co

Rawley, Thomas – Coldwell Banker REA

Tentinger, Meg – US Bank Home Mortgage

Waterhouse, Lyle – CBSHOME Real Estate – 159 Dodge #200

NEW REALTOR® COMPANY

Edge Realty – 1451 Fairfax St, Denver, CO, 80220 OABR/MLS
Phone: 303-870-4749 Designated Realtor: William Prather

NEW REALTOR® BRANCH OFFICE

GTR Sales – 1913 Military Ave Ste 1, Omaha, NE, 68111
Phone: 402-991-0300

ADDRESS & PHONE UPDATES

A-1 Property Management – 9920 S 162nd St, Omaha, NE, 68136

Exit Realty Resource – 829 Avenue A, Council Bluffs, IA, 51503

Expert Real Estate Group LLC – 4611 S 96th St #174, Omaha, NE 68127

Peterson Bros Realty Inc – 8720 Frederick St Ste #101, Omaha, NE 68124

MEMBERSHIP STATISTICS

OABR

	Apr 2016	Apr 2015
Designated REALTOR®	197	197
Des. REALTOR® - Secondary	2	1
REALTOR®	2308	2149
REALTOR® - Secondary	10	5
Emeritus	41	42
TOTAL	2558	2394

Institute Affiliate	61	57
Affiliate	407	346
Public Service	7	5
TOTAL	3033	2802

	Apr 2016	YTD
New REALTOR® Members	34	156
Reinstated REALTOR® Members	6	20
Resignations	11	63

GPRMLS

	Apr 2016	Apr 2015
Participants (OABR)	190	189
Participants (MLS only)	67	63
Subscribers (OABR)	2310	2145
Subscribers (MLS only)	206	184
Exempt	30	33
TOTAL	2803	2614

CODE OF ETHICS TRAINING REQUIREMENT

REALTORS® are required to complete ethics training of no less than 2 hours, 30 minutes of instructional time within four-year cycles. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®.

The current four-year cycle will end December 31, 2016.

Training may be completed through local REALTOR® associations or through another method, such as home study, correspondence, classroom courses, or online courses.

JUNE COFFEE SPONSORS

Theresa Dein – Franklin American Mortgage Co
Erin Trescott – Pulaski Bank Home Lending
Debbie Kalina – Radon Pros LLC
June Eads – AmeriSpec
Joe Dobrovolny – Equitable Bank

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Melanie Doeschot - Ambassador Title Services
Brenda Stuart - ServiceOne
Lisa Powell - Farmers Insurance Powell Insurance
Brent Rasmussen - Mortgage Specialists LLC

Top Real Estate Students Earn Rho Epsilon Scholarships

The UNO Center for Real Estate and Asset Management honored its top students on Friday, May 6, during its annual Rho Epsilon Scholarship Banquet, sponsored by the Omaha Area Board of REALTORS®. Rho Epsilon is a professional real estate fraternity that provides students with networking events, guest speakers in the real estate industry, and scholarship opportunities.

2016 President Andy Alloway presented three UNO students with OABR Scholarships at the banquet which was attended by a large number of industry participants.



What's New at Home Standards

By Bridget Vacha

Home Standards Inspection Services

It's been a busy year so far for the all of us at Home Standards Inspection Services! First off, we would like to welcome Robert Grohowski to our team as a Home Inspector. Robert has been working in or around construction for most of his life and even had a remodeling business for a time.



Grohowski

He took time off construction to join the U.S. Air force and obtain a degree in business. Robert has a vast general knowledge of home construction and we are proud to have him on our team!

Our own Jon Vacha is currently serving in his second year as President

of the Greater Omaha Chapter of ASHI (American Society of Home Inspectors). He represented Home Standards and our Omaha Chapter at the National ASHI meeting in San Diego this past January. He also attended the Radon Stakeholders annual meeting this Spring and plans to attend another inspection conference this November. Jon is committed to our education and keeping us on the cutting edge of what's new in the home inspection industry.

I have also been motivated by education. Since attending REBar Camp this April and seeing the "Restore Omaha" talk, I decided to volunteer my time on the Education Committee at Restoration Exchange Omaha (REO). REO is a local non-profit that is (according to



their website) "dedicated to the preservation and restoration of older homes, buildings and neighborhoods in the Omaha/Council Bluffs metro through education and advocacy."

We have also added to our fleet of inspection vehicles this year! You may see some new Kia Soul's running around town (above).

Last but not least, if you see Steve Vacha, please make sure to congratulate him on qualifying for the Boston Marathon. Way to go, Steve!



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Please place ticket orders by Friday, July 8.

Questions? Contact Donna@OmahaREALTORS.com or 402-619-5551.

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Q&A

ASK THE HOME INSPECTOR!

By Patrick Casey, President
The Home Buyers Protection Company

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Question: Are Home Inspectors Licensed or Regulated?

Answer: While several states require licensing or regulation for home inspectors, Nebraska and Iowa do not. In fact, none is available. Anyone can claim to be a home inspector, so it is important to find someone who is qualified. One of the best credentials for our profession is Certification by The American Society of Home Inspectors® (ASHI). ASHI is the oldest and most respected organization for home inspectors.

To become certified, a candidate must adhere to the following:

- Pass the National Home Inspector Examination®.
- Perform a minimum of 250 fee paid inspections.
- Have reports verified that they comply with ASHI's Standard's of Practice.
- Promise to comply with ASHI's Code of Ethics

- Maintain continuing education requirement of 20 credits per year.

HBP requires all its inspectors to become ASHI Certified.

When looking for a home inspector, price is a factor but it should not be the only factor. Ask the following questions:

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2. What is your background?
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Know the Code



Code of Ethics: Article 11

Article 11

The services which REALTORS® provide to their clients and customers shall conform to the standards of practice and competence which are reasonably expected in the specific real estate disciplines in which they engage; specifically, residential real estate brokerage, real property management, commercial and industrial real estate brokerage, land brokerage, real estate appraisal, real estate counseling, real estate syndication, real estate auction, and international real estate.

REALTORS® shall not undertake to provide specialized professional services concerning a type of property or service that is outside their field of competence unless they engage the assistance of one who is competent on such types of property or service, or unless the facts are fully disclosed to the client. Any persons engaged to provide such assistance shall be so identified to the client and their contribution to the assignment should be set forth. (Amended 1/10) [listen]

• Standard of Practice 11-1

When REALTORS® prepare opinions of real property value or price they must: be knowledgeable about the type of property being valued, have access to the information and resources necessary to formulate an accurate opinion, and be familiar with the area where the subject property is located unless lack of any of these is disclosed to the party requesting the opinion in advance.

When an opinion of value or price is prepared other than in pursuit of a listing or to assist a potential purchaser in formulating a purchase offer, the opinion shall include the following unless the party requesting the opinion requires a specific type of report or different data set: identification of the subject property, date prepared, defined value or price, limiting conditions, including statements of purpose(s) and intended user(s), any present or contemplated interest, including the possibility of representing the seller/landlord or buyers/tenants, basis for the opinion, including applicable market data if the opinion is not an appraisal, a statement to that effect disclosure of whether and when a physical inspection of the property's exterior was conducted disclosure of whether and when a physical inspection of the property's interior was conducted disclosure of whether the REALTOR® has any conflicts of interest (Amended 1/14)

• Standard of Practice 11-2

The obligations of the Code of Ethics in respect of real estate disciplines other than appraisal shall be interpreted and applied in accordance with the standards of competence and practice which clients and the public

reasonably require to protect their rights and interests considering the complexity of the transaction, the availability of expert assistance, and, where the REALTOR® is an agent or subagent, the obligations of a fiduciary. (Adopted 1/95)

• Standard of Practice 11-3

When REALTORS® provide consultive services to clients which involve advice or counsel for a fee (not a commission), such advice shall be rendered in an objective manner and the fee shall not be contingent on the substance of the advice or counsel given. If brokerage or transaction services are to be provided in addition to consultive services, a separate compensation may be paid with prior agreement between the client and REALTOR®. (Adopted 1/96)

• Standard of Practice 11-4

The competency required by Article 11 relates to services contracted for between REALTORS® and their clients or customers; the duties expressly imposed by the Code of Ethics; and the duties imposed by law or regulation. (Adopted 1/02)

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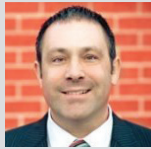
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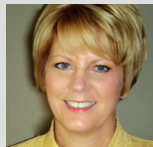
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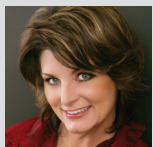
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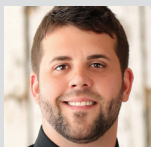
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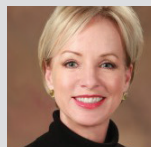
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                L S J
            N B H S I F G E X
        I S I E J L R U F B L Z V
    X S Y H E S U N B L O C K I O V T
    Q J A L L E R B M U T I J M C W W R C
    M J H T D P R B F V C M W R M Q T J U O M
    M S U N G L A S S E S A M R H L B S T O M
    W R S O Y D      O Z V L P      L V C L B S
    A L I K Y L      C E P S E      Y A A E F L
    O J D V D R X M C D S E S L Z K A V W K N R E M J
    U A U C O P Z X A X A O L A G Y R A F Q O D C S U
    R Z P H X Q N I X L W N F D I J T O R H P O M H G
    V Q O S E X C S E L G G O G N A E I R N R Y Y T Z W W
    K H P L E E L L G G X W S F A R S U R F S T T Z P Y S
    A N L N K N N Z D R D Y P Y S P C Q U Q G Z A Y V D G
    I W I V      B N B V O L L E Y B A L L A L      R I F N
    V A J V      Y A Z Q N Z U R Q H W Z G      Y I I A
    M J N J A      V A W R A C J P P E L      S X M Y S
    L O H Z W      L Y M D G
    R U L A U W      L U I G D P
    B K D G Z R V T X P B E R Q W E N W M Q M
    M I A B D E U W L E W O T X H U S S Q R G
    R E Q H A C D N K Q U U S H M G K N J
    Z O G L M G U N D E R T O W B W Q
    V I O X C C Y F P O Z D Q
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5	Flat	Skyhawk Ave	\$44,000
6	Flat	Skyhawk Ave	\$44,000
7	Flat	Skyhawk Ave	\$44,000
8	Flat	Skyhawk Ave	\$44,000
9	Flat	Skyhawk Ave	\$44,000
10	Flat	Skyhawk Ave	\$44,000
11	Flat	Skyhawk Ave	\$44,000
12	Flat	Skyhawk Ave	\$44,000
13	Flat	Skyhawk Ave	\$44,000
14	Flat	Skyhawk Ave	\$44,000
15	Flat	Skyhawk Ave	\$44,000
16	Flat	Skyhawk Ave	\$44,000
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Lot	Style	Address	Price
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Personals

CONGRATULATIONS to **Shelly Ragan** of CBSHOME Real Estate on earning the CRS, GRI, and e-PRO® designations.

CONGRATULATIONS to **Lisa Richardson** of BHHS Ambassador Real Estate on winning a trip to the Virgin Islands on the Price is Right.

CONGRATULATIONS to **David E. Smith** of RE/MAX Professionals for being accepted in the Royal Institute of Chartered Surveyors (MRICS).

CONGRATULATIONS to **Terry O'Toole** of NP Dodge Real Estate on his recent marriage.

CONGRATULATIONS to **Jeff Villotta** of NP Dodge Real Estate on his recent marriage.

CONDOLENCES to **Brian and Nicole Deprez** of NP Dodge Real Estate on the recent passing of his mother.

CONDOLENCES to **Tony Borer** of NP Dodge Real Estate on the recent passing of his mother.

CONDOLENCES to **Linda Ciochon-Lichter and Pat Lichter** of NP Dodge Real Estate on the recent passing of their sister-in-law.

Be Safe!

Keep in Touch

Always let someone know where you are going and when you will be back; leave the name and phone number of the client you are meeting and schedule a time for your office to call you to check in.



Send us your news!

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