



OCTOBER 2018

REview



COMING UP

NEW MEMBER ORIENTATION

October 2; 8:30 am - 4:00 pm
October 3; 8:30 am - 4:00 pm
OABR Education Center

CODE OF ETHICS TRAINING

October 5; 8:30 am - 12:30 pm
OABR Education Center

SOCIAL EVENTS

October 10; 10:00 am - 11:00 am
OABR Boardroom

EDUCATION FORUM

October 10; 11:00 am - 12:00 pm
OABR Boardroom

YPN ADVISORY BOARD

October 11; 2:00 pm - 3:00 pm
OABR Boardroom

GOVERNMENTAL AFFAIRS

October 17; 10:00 am - 11:00 am
OABR Boardroom

AFFILIATES COUNCIL

October 16; 9:00 am - 10:00 am
OABR Education Center

RPAC CE DAY

October 25; 8:00 am - 5:00 pm
OABR Education Center

Omaha REacts to Hurricane Florence

How You Can Support Those in Need

When major disasters strike, as REALTORS® our first reaction is “how can we help?” Thankfully, you can contribute to the victims of Hurricane Florence through the local OABR Foundation. 100% of donations will go toward the victims of the hurricane. Go to omaharealtors.com/oabrfoundation and fill out the Contribution Form.

The OABR Foundation accepts contributions at any time throughout the year to support local charities consistent with the Foundation's mission. Specifically, the OABR Foundation supports ABIDE, Hope Center for Kids, Holy Name Housing, and the UNO Real Estate Scholarship Program; all to the benefit of our growing community.

The Omaha Area Board of REALTORS® Foundation is an IRS Section 501(c)(3) charitable organization that provides financial assistance for real estate education, housing, and general community needs in the greater Omaha area.



You can also support victims of Hurricane Florence by donating through The REALTORS® Relief Foundation. They are currently coordinating efforts for relief for those affected by the recent hurricanes in the United States. The REALTORS® Relief Foundation welcomes contributions at any time throughout the year and 100% of all funds collected go to disaster relief causes.

NAR first launched the REALTORS® Relief Foundation (RRF) in 2001, within hours of the devastating Sept. 11, 2001, terrorist attacks—raising more than \$8.4 million to provide assistance so that surviving family members could stay in their homes. Since then, more than \$25 million has been raised for victims of disasters, including wildfires, tornadoes, floods, and hurricanes.

Today, RRF exists as a 501(c)(3) organization established to provide housing-related assistance to victims of disasters and for other charitable purposes permitted under Section 501(c)(3) of the Internal Revenue Code.



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

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Message from the OABR President

Fall Reminders

Register to Vote!

I'm not asking you to agree on the candidates. I'm simply asking everyone to register to vote!

We currently have over 200 Omaha Area Board of REALTORS® members that are NOT registered to vote. Election day is Tuesday, November 6.

Nebraska offers online voter registration or you can register to vote by mail by printing a copy of the National Voter Registration Form, filling it out, and mailing it to your local election office. Contact your local election office for information on when and where to register to vote.

Learn more by visiting the Secretary of State for Nebraska or contacting your local election official. You should know: you need a Nebraska ID to use Nebraska's online voter registration system. If you don't have a Nebraska-issued ID, you can still register to vote by mail. You can register online until Friday, October 19. The deadline to register to vote in person is Friday, October 26.

If you are not registered to vote please visit www.nebraska.gov/apps-sos-voter-registration to register today!

Every Month Is REALTOR® Safety Month!

Although September is designated as "REALTOR® Safety Month," I believe every month we all need to be aware of our surroundings and stay safe!

As a REALTOR®, it's important you have a personal safety protocol in place that you use every day with every client, like when meeting new clients, showing properties or sharing information online. There are a variety of tools you can add to your personal safety protocol, such as the smartphone apps and safety products at www.nar.realtor/safety/resources-for-members.

The Omaha Area Board of REALTORS® also has several safety tips located on their website at www.OmahaRealtors.com under "Events and News" then click 'REALTOR® Safety'. Please take some time to review these tools and decide which ones will work the best for you.

Get a Domain Created Exclusively for REALTORS®!

The National Association of REALTORS® has developed two domain names that can only be used by REALTORS®. Only REALTORS® can claim a .REALTOR domain or a .RealEstate domain name.

Visit www.GET.REALTOR to search and claim your domain today!

There are several important actions to take this month as a REALTOR®. Be sure to take action now!

Doug



Doug Dohse
President



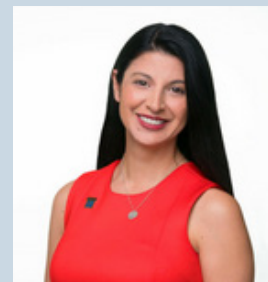
2018 LAST CHANCE CE

Tech Ethics: The Code of Ethics, Social Media & Technology

#1033R | 9:00 am - 12:00 pm

Designed to meet the **NAR Biennial Code of Ethics** training requirements this course is Ethics as only Paula can teach it. This fast and fun session focuses on how technology has changed the Code. You'll get new tools and tricks to help you better serve your clients with the latest technology and the updates you need to know to avoid violations.

Paula Monthofer



Paula is a captivating speaker who brings every subject to life by mixing passion, humor, and her experience as an active REALTOR® and business leader in a fun and relatable way. Paula offers classes, topics and keynotes that are timely, relevant and engaging. With hands on information to help attendees strengthen their professionalism and grow their business.

"Paula is very knowledgeable, relevant and entertaining. She has a way of empowering you to go to the next level."

- Joyce Wegher

"The Business of People"

#1099 | 1:00 pm - 4:00 pm

This course teaches real estate agents how to enhance their customer service, communication and conflict management skills which benefits consumers.



Contributions are not deductible for federal income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or decision not to contribute. You may refuse to contribute without reprisal. 85% of each contribution is used by your state RPAC to support state and local political candidates; 15% is sent to National RPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116.

CE Day

Thursday, October 25

OABR Education Center

11830 Nicholas St
Omaha, NE 68154

\$25 for one class

\$40 for both - Lunch Included!

All proceeds support **RPAC!**

Register online at ims.oabr.com. Type in your ID and password, click on "Education Calendar," then on the specific event. *Payments must be made at time of reservation. 24 hours notice for refunds.*

Name _____ Company _____ License # _____

Street Address _____ City _____ Zip _____

Phone _____ Email _____

Choose class: "Tech Ethics..." (\$25) ☐ "Contract to Close" (\$25) ☐ Both Classes (\$40) ☐

Credit Card # _____ Expiration Date _____

Card Type (Circle One): Visa Master Card Discover American Express

Make checks payable to the Omaha Area Board of REALTORS®

Registration Deadline: Tuesday, October 23

Questions? Contact Donna Shipley: 402-619-5551/Donna@OmahaREALTORS.com

Mailing Address:

Omaha Area Board of REALTORS®
11830 Nicholas St.
Omaha, NE 68154

POWER UP

Technology Summit



Homesnap App

GPRMLS Subscribers Still Loving Homesnap, the New Mobile MLS

Over half of GPRMLS subscribers have started using the Homesnap app. With constant enhancements, intuitive usage, and agent-branded sharing abilities, the reviews for Homesnap from GPRMLS subscribers has been phenomenal. The best part about Homesnap to agents is its likeness to the full online MLS. Says Denise Mecseji, GPRMLS Manager, "This app is the closest an agent can get to the MLS on a mobile device. What is even better? The Homesnap app is the only third-party app available that links to MLS data only. This means there is no advertising and no selling of leads. Your Listing, Your Lead!"

**Half of all
GPRMLS
Subscribers
use
Homesnap!**

If you haven't taken the opportunity to explore your new mobile MLS, now is the time to make the switch! Learn more about the benefits and features of the app at omaharealtors.com/Homesnap

Your Listing, Your Lead - Why Homesnap is Different

The obvious difference of Homesnap, compared to other mobile MLs, is its modern usability and ability to share an agent-branded the app directly to clients. Branding the app this way allows clients to exclusively view information from their agent, directly communicate, and easily access and track data.

Behind the scenes, the Broker Public Portal (BPP) has become Homesnap. This means all listings and content adhere to a set of guidelines called The Fair Display Guidelines, preventing the public from being misled by inaccurate data or price estimates, and only providing leads to listing agents. This continues to transform the way the industry works in a mobile-first world. This incorporation builds a home search experience that encourages agent-to-consumer and agent-to-agent collaboration. Already, it has put the best listing information, largest private marketing network and most successful client communication engagement tool in the palm of the hands of 850,000 agents via its mobile-first platform.

**15,000 Clients using
Agent-Branded App**

These standout features have caused nationwide popularity of Homesnap. Within OABR alone, the app has reached 15,000+ clients that have accepted the agent-branded app invitation. This is a record-breaking adoption rate for any product selected by the MLS. Agents have shared the Homesnap app with almost 52,000 consumers in total.

The success and positive feedback of this app nationwide has been profound and its nationwide popularity is no surprise to its users.

Nationwide Popularity makes Homesnap a Top Fastest-Growing Private Companies

Homesnap was named No. 43 on the 2018 Inc. 5000 list of the fastest-growing private companies in the country, ranking No. 4 in the real estate category. According to a company release, Homesnap has grown 6,336 percent in three years, into 160 markets across the nation. "You don't make this list without doing something that's truly great," says Steve Barnes, co-founder of Homesnap. "I'm extremely proud of the achievements this award represents and look forward to sustained growth in the future." (brokerpublicportal.com)

**6,336% Growth
Nationwide!**

"Homesnap Pro provides an unprecedented amount of real-time information to agents on the go, giving them the flexibility to research homes, interact with each other, and collaborate with clients from their mobile devices. The Homesnap app creates a mobile version of the MLS, giving agents full access to the MLS and its data. With agent input, usability is growing to include anticipated features; such as associated documents and permission to edit listings and photos." (homesnap.com/bpp)

GET THE HOMESNAP PRO APP NOW!

You can download Homesnap from your Apple App Store or Google Play Store and learn to set up your account at: oabrdocs.com/DownloadInstructions.pdf

More information on the BPP/Homesnap incorporation in the June Edition of the REview:
www.omaharealtors.com/review-newsletter

Are you registered to vote?

Politicians are making decisions that affect your business.

Make sure the REALTOR® voice is heard *before* decisions are made.

REALTORS® advocate for the industry and the rights of all real estate owners.

When REALTORS® act in the Omaha area our elected leaders notice.

Today, 10% of Omaha area REALTORS® are not even registered to vote. ***We must do better!***

The Omaha Area Board of REALTORS®

launched a voter registration drive among members to increase political influence and protect the profession.



Registering to vote is easy!

Register online at: www.realtorsvote.org

**CAREER
DEVELOPMENT
WEEK NOV 26 -30**



Embassy Suites LaVista
12520 Westport Parkway

*Take all three courses for the
low price of \$565.00!*

CLASS	DAY	TIME	PRICE
Sellers Representative Specialists (#0610R) Receive 12 CE Hours Instructor: Melanie McLane 	November 26 - 27	9:00 am - 4:00 pm	\$249.00
Price Strategies: Mastering the CMA (#0369R) Receive 6 CE Hours Instructor: Maurice Hampton 	November 28	9:00 am - 4:00 pm	\$129.00
Accredited Buyer Representative (#0929R) Receive 12 CE Hours Instructor: Maurice Hampton 	November 29 - 30	9:00 am - 4:00 pm	\$249.00

Register online: www.NebraskaRealEstateEducation.com

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Legendary Homes
Lifetime Structures
McCaul Homes
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Regency Homes
Scottsdale Step-Free Homes
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Sudbeck Homes
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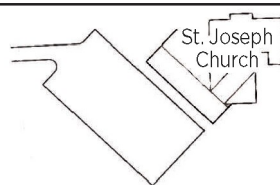
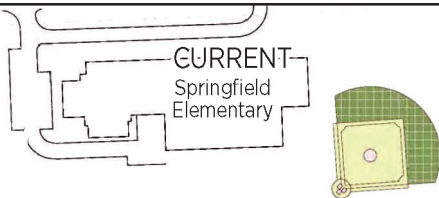


Springfield Elementary Site

School Opening 2022

Pending Bond Approval Spring 2019

Main Street



GDR
Graves Development Resources

SPRINGFIELD
Pines

Subdivision Planned by
World-Renowned Rick Harrison Site Design

- Park-Like Streetscape
- Spacious Views
- Small Town Living Next to the City
- Top-Rated Elementary School Across the Street
- Walking Distance to Recreation, Food & Shopping (6 blocks to downtown Springfield)
- 5 Minutes South of I-80 & 144th Street 10th Avenue & Main Street • Springfield, NE

Lowest School District Taxes in Sarpy County

k.w.
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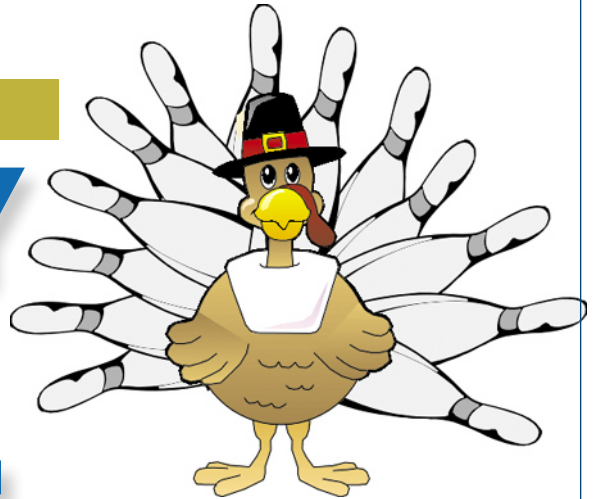
Omaha National Title
13100 West Center Road, Suite 301
Omaha, NE 68144
Direct: 402.829.3460 Fax: 402.338.4194

United Republic Bank
THE BANK YOU'VE BEEN WAITING FOR



Attention REALTORS® & Affiliates ONLY

2018 TURKEY BOWL & TOYS FOR TOTS



- Wednesday, Nov. 14
- Check-in: 11:00 am
- Bowling: 12:00 pm
- The MARK
- 20902 Cumberland Dr.
- Elkhorn, NE 68022
- \$30/Person
(Includes lunch buffet and 2 games with shoes)
- \$25 Spectator and/or lunch only

Bring *new, unwrapped toys* or *cash donations* for **Toys for Tots**

Affiliates Council of the Omaha Area Board of REALTORS®

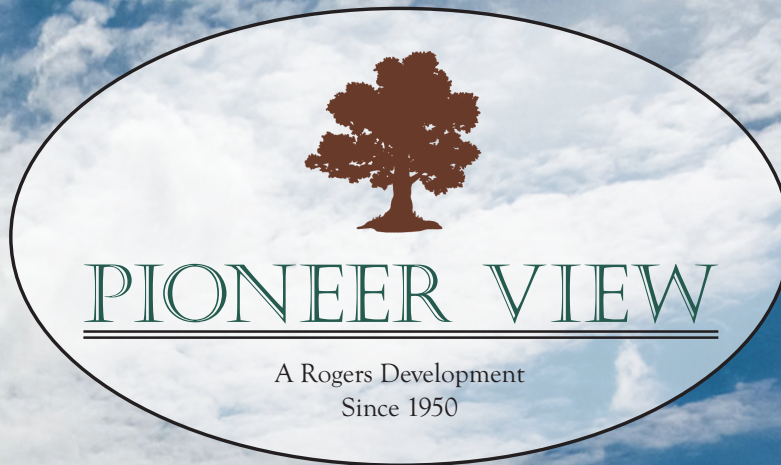


Join us!

The last Tuesday of every month.

9:00 am | OABR Boardroom
11830 Nicholas St | Omaha, NE

OmahaREALTORS.com/Affiliates



66th & Cornhusker
(8 blocks North)

Lots Available Now

First Come - First Served

Homes starting in the \$350's

Buildable Sites September 2018

Marketing & Sales by NP Dodge Builder Services

Contact Walt Slobotski at 402.709.1244

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Shopping amenities & conveniences nearby

Abundance of green space throughout

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LotsOmaha.com

402.951.5000

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Alloway, Andy
Kammandel, Henry
Leisey, Vince
Rasmussen, Matt

CRYSTAL "R"

Housley, Dionne
Konz Wiczorek, Kellie
Riedmann, Mike

STERLING "R"

(\$1,000+)

Black, Bill
Craighead, Joni
Dodge, Nate
Frans, Brandon
Frans, Tracy
Gehrki, Joe
Graves, Gene
Haney, Christopher
Harvey, Jack
Jansen-Bartholow, Lisa
Jennings, Karen
Kidney, Mindy
Krenk, Lindsey
Lang, Monica
Leaders, Mark
Marasco, Ralph
Myhre, Deda
Neilan, Perre
Rasmussen, Matt
Rauth, Susan
Ritter, Lisa
Ritter, Dennis
Rock, Christopher
Rotthaus, Doug
Sawyer, Jessica
Schulze, Kyle
Smith, Dakotah
Tartaglia, Julie
TenEyck, Dixie
Vogt, Scott
Wehner, Mark
Wilson, Brian

GOVERNOR'S

CLUB (\$500+)

Adams, Kathryn
Bengtson, Darla
Dohse, Douglas
Lichter, Patrick
Lorimer, Justin
Meyer, Trudy
Osborn, Laura
Patrick, Jeanne
Rensch, Jeff
Swanson, Bill

\$1 - A - DAY

CLUB (\$365)

Anderson, Jill
Bengtson, Megan
Clark, Susan
Conley, Michael

CAPITAL CLUB

(\$250+)

Ahlvers, Jerry
Cherica, John
Green, Lisa
Grimes, Sharon
Hill, Dustin
Hill, Sara
Mecseji, Denise
Miralles, Rebecca
Mulford, Clayton
Poppen, Denise
Richardson, Lisa
Shipley, Donna
Vint, Georgie
Woosley, Cara

SENATOR'S

CLUB (\$150+)

Alberts, Marla

Amick, Molly
Andersen, Linda
Andreassen, Kelly
Archer, Crystal
Barrera, Martha
Baumert, Gary
Bierman, Nancy
Boyles, Jo
Brant, Angela
Bresley, Mark
Bunde, Carmen
Buscher, Kelly
Coover, David
den Hoed, Danielle
Dole, Lynette
Ewing, Loura
Fraser, Bryan
Gartner, Monica
Gustafson, Debra
Haftlett, Casey
Henson, Sue
Juszyk, Eric
Knudsen, Sandra
Knudsen, J Scott
Leach, Annali
Lee, Sean
Leesley, Christy
Leesley, Devon
Livengood, Ashley
Marquiss, Danette
Monjaras, Jennifer
Moy, Linda
Murray, Jeremy
Otto, Elizabeth
Palermo, Jennifer
Petersen, Cassandra
Robarge, Cindy
Shour, Christine
Smith, Charlotte
Sotak, Leanne
Starks, Angel
Sterns, Regina
Stoneburg, Gary
Stoneburg, Janell
Sullivan, Duane
Taylor, Jacalyn
Weinert, Katie
Wertheim, Robert

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Andrew, Cynthia
Bane, Barbara
Battiatto, Diane
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Burke, Ronald
Burney, Charles
Calderon, Amy
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Concannon, Charles
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Mahoney, Cody
Maloney, Margaret
May, Angela
McNeel, Sarina
Novak, Mary
Oberhauser, Erin
Pohlard, Julie
Vacek, Judy
Vocelka, Susan
Wellsandt, Joann
Westerhaus, Joseph
Wickert, Kaylane
Wiebusch, Vaughn

50 CLUB (\$50+)

Aarhus, Lynn

Acamo, Steven
Adams, Daniel
Afanasiev, Jamie
Ahlstrom, Gertrude
Ahlvers, Raquel
Allen, Earl
Allen, Tonya
Amos, Steven
Amoura, Jo Anne
Amoura, Medhet
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Anderson, Janet
Anderson, Jeanne
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Andrik, Roxanne
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Atkinson, Billie
Aulner, Aaron
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Baack, Brittany
Bacon, Angela
Baker, Patricia
Ballue, Lisa
Baratta, Sandra
Barges, Michael
Barnett, Paul
Barr, Nancy
Barrera, Oscar
Barsell, Helen
Bartling, Jill Marie
Bartling, Shannon
Baxter, Melissa
Beacom, Michael
Beaton, Christopher
Beck, Sandra
Beck, Darcy
Beckenbauer, Ann
Beckman, Kenneth
Beers, Diane
Beers, John
Beers, Matthew
Begley, John
Bellus, Jessica
Benson, Brandon
Benson, Stacey
Berner, Richard
Best, Brian
Bethel, Kathryn
Bilek, Richard
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Blackman, Catherine
Blackwell, Phyllis
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Blocker, Tanya
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Bowery, Muriel
Bowsman, Quint
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Caniglia, Cory
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Caniglia, Kylie
Caniglia, Michael
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Carlson, Debra
Carlson, Ileana
Carpenter, Linda
Case, Bambi
Castro, Ricardo
Cavanaugh, Andrea
Cerveney, Ashley
Cerveney, Robert
Champion, Jackie
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Chapman, Stephanie
Chapman, Sterling
Cheek, Bobbi
Cheek, Rebecca
Cherek, Nancy
Chiles, Jo-el
Christensen, Carrie
Christensen, Jennifer
Christensen, Kellie
Christensen, Michael
Christensen, Vanessa
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Ciochon-Lichter, Linda
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Coash, Patricia
Cobb, James
Cobb, Katherine
Cody, Robert
Cohen, Alan
Cohen, Anne
Cohen, Martin
Cohn, Jeffrey
Compton, Tyson
Connell, Michael
Conway, Marianne
Coolidge, Darci
Cooper, Aaron
Cooper, Tabitha
Correa-Cerrillo, Jose Doming
Cosgrove, Carol
Countryman, Elizabeth
Craig, Russell
Creger, Kristi
Criss, Steven
Crompton, Karl
Cronin, Marisa
Cunningham-Frey, Denise
Danielson, John
David, Julie
Davis, Diane
DeBruin, Hanna
Dees, Heather
Detavernier, Mitzi
Dethlefs, Nickolas
DiBiase, Sharon
Dix, Teia
Dobson, Thomas
Dobson Vanderloo, Diane
Donaldson, Douglas
Dooley, Roxanne
Dougherty, Christine
Dougherty, Theresa
Downing, Sandi
Downing, Deborah
Dubuc Pedersen, Danielle
Dye, Sean
Eakin, Brian

Earnest, Emily
Ebner, Bruce
Edwards, Richard
Egan, Christopher
Egger, Mary
Eggers, Sherri
Ehlers, Lisa
Ehmke, Jacqueline
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Ehrenberg, Meredith
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Elliott, Sallie
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Ellis, Ryan
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Emsick, Shona
Erb, Jeffrey
Erickson, Jane
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Erickson, Julie
Erickson, William
Ernst, Mary
Erwin, Thomas
Evanich, Amy
Evans, Andrea
Evans, Dianne
Evans, Joseph
Evans, Rose
Evers, Jamie
Fagan, Kyle
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Falcone, Brian
Falcone, Shawn
Faubion, Ernest
Faulkner, David
Faulkner, Janice
Favara, Ronald
Feilmann, Andrea
Felker, Stacy
Fichtl, Maggie
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Ficklin, Jerry
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Flanagan, Jamie
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Gitt, Kelly
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Gray, Tiffany
Greco, Emily
Green, Christine
Greenwald, Jasmine
Gregor, Thomas
Griffey-Cobb, Lorrie
Griffin, Betty
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Grimes, Charles
Grimes, Eva
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Grove, Kyle
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Gustafson, Michelle
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\$132,000
by 11/30/18

\$103,923
as of 9/20/18

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Congratulations!

Congratulations to Herb Freeman for completing his term with the Nebraska Real Estate Commission as Second District Broker Member.



Herb Freeman

This concludes Herb's six-year appointment with the Commission. His commitment and leadership in this role has been exemplary and we are grateful to Herb for his time spent as commissioner and proud to have him as a member of OABR.

Congrats!



Ericka Heidvogel
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The Mission of ASHI is to set and promote standards for property inspections and to provide the educational programs needed to achieve excellence in the profession. The members of GO-ASHI promote this mission through continued education provided at our monthly meetings.



September 2018 meeting attendance:

Guest Speaker: Todd Travaille –

USA Insulation

Jon Vacha ACI (President) - Home Standards Inspection Services
Tim Krof ACI (Vice President) - Home Standards Inspection Services
Steve Marten ACI (Treasurer) - Homespec Property Inspections
Mike Frerichs ACI (Secretary) - Home Buyers Protection Co
Chad Alvers ACI - Cornerstone Property Inspections
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Steve Duckett - Midwest Inspection & Testing, LLC
Jessie Fisher - Home Standards Inspection Services
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Brent Simmerman ACI - Midlands Home Inspections, Inc
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NRA Installation

OABR Representation at the State Level

Congratulations to Darlene Fletcher on her recent installation as the 2019 President of the Nebraska REALTORS® Association. Thank you to Herb Freeman for completing his term as 2018 President.

Among the installed officers at the NRA Installation were many OABR Members including: Jeri Ahlvers, Andy Alloway, Megan Bengtson, Susan Clark, Doug Dohse, Joe Gerhki, Henry Kammandel Jr., Monica Lang, Mark Leaders, Vince Leisey, Mike Riedmann, Bill Swanson, Lisa Ritter, Jessica Sawyer, and Scott Vogt. Thank you to these and all officers for their commitment.



Code of Ethics Training Course [0985R]

The National Association of REALTORS® requires completion of ethics training by all members every two years. The next deadline is December 31, 2018.

\$25 - All Proceeds Support RPAC

Non-members will be charged \$50



Investments are not deductible for federal income tax purposes. Investments to RPAC are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may invest more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount invested or decision not to invest. You

may refuse to invest without reprisal. 85% of each investment is used by your state RPAC to support state and local political candidates; 15% is sent to National RPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116.



Upcoming Courses Offered at OABR

Friday, October 5 | 8:30 am - 12:30 pm

Friday, December 7 | 8:30 am - 12:30 pm

Friday, November 9 | 8:30 am - 12:30 pm

Please note: This course is also good for 3 hours of Continuing Education.

Snacks and refreshments will be provided.

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

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Cracking the Code

Exploring the Code of Ethics - Preamble Part 2

One of the fundamental objectives of the founders of the NATIONAL ASSOCIATION OF REALTORS® was a Code of Ethics which would be, “. . . as the ten commandments to the real estate fraternity.” When the first Code was approved in 1913 at the Annual Convention in Winnipeg, Canada, a delegate arose to say, “. . . many important things have occurred here today, but none so important as the action we have just taken.”

And thus the Code was born, and it has served since 1913 as a “golden thread” binding REALTORS® together in a common, continuing quest for professionalism through the ethical obligations premised upon moral integrity and competent service to clients and customers, and dedication to the public interest and welfare. The Code has been amended many times to reflect changes in the real estate marketplace, the needs of property owners, and the perceptions and values of society, but its demand for high standards of professional conduct protecting the interests of clients and customers, and safeguarding the rights of consumers of real estate services has not and will never change.

Sharing knowledge and experience.

This concept encourages a high standard rarely established by business and professional groups. As a general rule, business competitors do not share the lessons of their experience with each other for the benefit of the public. Rather, such experience is zealously guarded lest it fall into the hands of competitors. But REALTORS®, although intensely competitive with each other, at the same time cooperate with each other in the best interest of clients and customers. In cooperative transactions, it is desirable that the combined professional abilities and talents, as well as the shared commitment to high standards of conduct, prevail. This cooperation benefits clients and customers.

Programs offered by Boards provide opportunities to share information on public policy, politics, and legislation affecting private ownership of real property and the practice of real estate; technology to improve service and maintain competency; methods of financing real estate transactions; and standards of professional conduct. They also provide opportunities to share information on better methods of selling, buying, leasing, managing, counseling, appraising, developing, and syndicating. REALTORS® should share their knowledge and expertise with other REALTORS® for the benefit of their clients and customers.



Avoidance of unfair advantage.

If disagreements did not arise between Members, there would be little need for ethics or arbitration hearings. REALTORS® should strive to minimize the likelihood of disagreements through professional practice, including adherence to the Code of Ethics, understanding and respect for the law, and general competence in all transactions undertaken. A REALTOR® cannot guarantee that disagreements will never arise, but should always seek to avoid even the appearance of impropriety.

Perhaps unfair advantage can be best avoided by caring, consideration, and communication. REALTORS® who care for the interests of every individual involved in a real estate transaction are not apt to take any unfair advantage. REALTORS® who consider all points of view are not likely to take unfair advantage. Good relationships and good results in real estate matters are commensurate with good communication between principals, agents, and cooperating brokers.

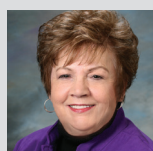
The phrase “unfair advantage” is not intended to discourage aggressive competition. Rather, it is intended to discourage, among other things, misrepresentation of law or fact; misleading clients and customers with respect to the competence, honesty, or loyalty of other REALTORS®; resorting to technicalities to justify questionable actions; and attempts to induce a breach of contract. It is not inappropriate to list or sell aggressively, or to work harder and longer than others. Ultimately, unfairness works to the disadvantage of clients and customers since it limits their power of choice; exposes them to possible litigation; and deprives them of the full benefits of an open and cooperative relationship.

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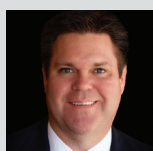
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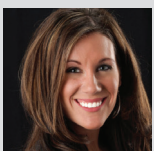
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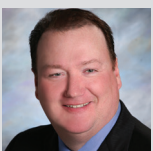
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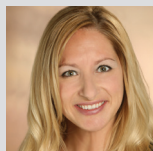
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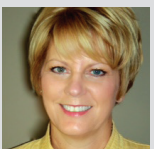
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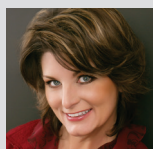
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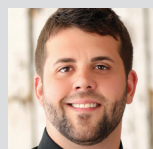
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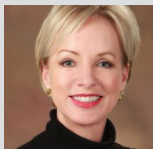
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Diane Hughes
Diane Johnson
Diane Oster
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Dixie Teneyck
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Doug Alldredge
Doug Dohse
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Ian Ziegler
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Jamie Afanasiev
Jan Anderson
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Jason Martinez
Jay Brown
Jay Haning
Jeanne Patrick
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Jenna Echter
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Johnathan O'Gorman
Johnathan Silva
Judy Smith
Judy Thompson
Justin Lorimer
Karen Givens
Karen Jennings
Karie Milford
Karl Crompton
Kate Reeker
Kathy Estey
Kathy Welch
Kelly Andreasen
Kelly Gitt
Kelly Kirk
Ken Nanna
Kevin Klein
Kim Bills
Kim Coleman
Kim Hoffart
Kristen Kirwan
Kirstin Brown
Kristy Bruck
Kyle Fagan
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Lauren Mielke
Leanne Sotak
Lindsey Krenk
Lisa Jansen
Lizzie Countryman
Lori Caffery
Lori Paul

Lori Pete
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Lyndsay Schaben
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Mamie Jackson
Mandy Boyle
Marie Otis
Mark Taylor
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Sue Osterholm
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Sylvester Thomas
Tammy Stuart
Taylor Williams
Tee Ferris
Therese Wehner
Thomas Ward
Todd Gould

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Eileen Schultz (4)
Tim McGee (4)
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Andrea Cavanaugh (3)
Christine Novotny (3)
Debbie Meyer (3)
Amy Brodersen (2)
Angela Hunter (2)
April Tucker (2)
Brandon Frans (2)
Carolina Williams (2)
Darcy Beck (2)
Deb Ellis (2)
Devon Lesley (2)
Heidi Leaders (2)
Jackie Taylor (2)
Jeff Chu (2)
Jeff Pruess (2)
Joel Johnson (2)
Jonathan Nguyen (2)
Josh Briggs (2)
Katie Day (2)
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Michelle Roy (2)
Milt Schneider (2)
Nick Wiens (2)
Ricardo Castro (2)
Scott Monson (2)
Serina Bullington (2)
Shelli Klemke (2)
Tamara Trim (2)
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Todd Bartusek (2)
Tom Meyers (2)
Tony Terp (2)
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Supra Tip!

Keybox Transfer Form

Are you done with the keyboxes you own? Have you found another REALTOR® to give them to? Great! Make sure to transfer keybox ownership through the OABR Office. All it takes is one simple form. Not only does this help keep boxes secure, but it also allows OABR to service and replace a keybox to the correct agent.

As a note, keyboxes can not be transferred to or from members outside of the Omaha area.

If you are done with your keyboxes and aren't giving them to a fellow REALTOR®, you may bring them to the OABR office and sell them back to us for \$70 each. We will then sell these back to our members at a discounted price!

For more questions about Supra and Keyboxes, contact
Porscha@omahaREALTORS.com.

KeyBox Transfer Form

Please forward this form to: Porscha@OmahaREALTORS.com



For Seller Use Only

Date _____

List serial numbers of KeyBoxes being transferred (located on the side of the KeyBox):

Seller's Name (Please Print) _____

Seller's Signature _____ MLS ID _____

For Buyer Use Only

Date _____

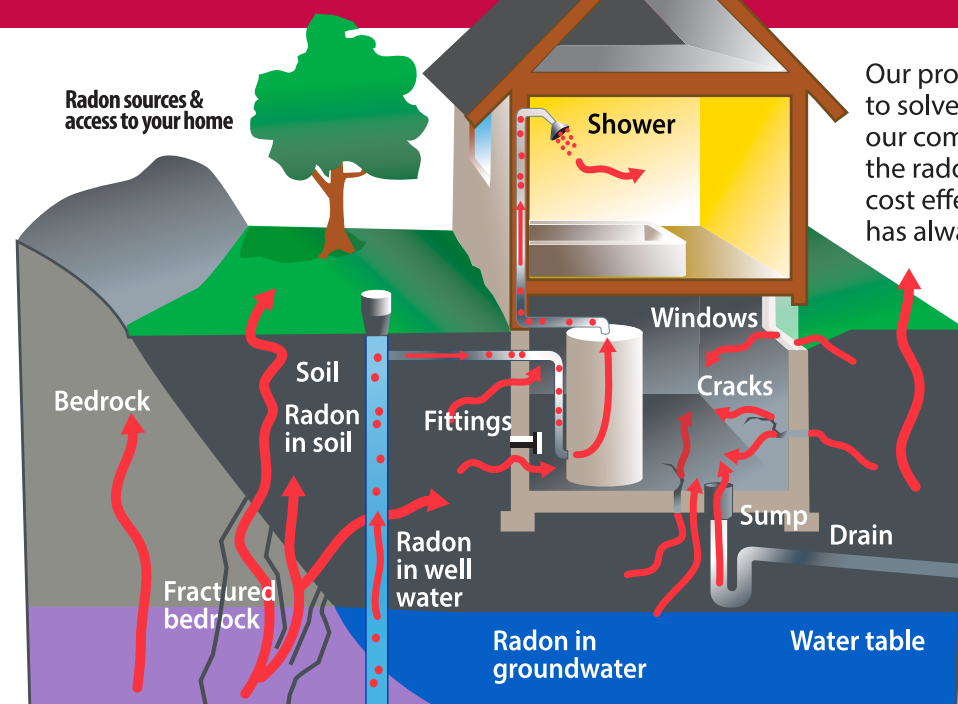
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Personals

Congratulations to **Clayton Mulford** of BHHS Ambassador Real Estate and his wife Mandi on the birth of their daughter, Addalynn Eldridge, born July 27.

Condolences to the friends and family of **David Pearson** of Olson Pearson Auction and Realty who recently passed away.

Condolences to **Laurie Jo Eisenmenger** of Keller Williams Greater Omaha on the recent loss of her brother.

Condolences to the family of **Joe Kopecky Jr.** of Nebraska Realty who recently passed away.

Condolences to **Joe and Karen Gehrki** of CBSHOME Real Estate on the loss of his sister and **Rob and Tiffany Andersen** of CBSHOME Real Estate on the loss of his mother.

Thank You to Our October Orientation Sponsors!

Jeanne Lamoureux – Centris Federal Credit Union
Jan Eggenberg – SureHome Inspection Co
Al Nelson – Trustworthy Title & Escrow
Brent Rasmussen – Mortgage Specialists LLC

Designations

Congratulations to the following members on earning a certification or designation!

Jason Birnstihl, SRES

Joshua Briggs, RENE

Christopher Jamison, SRES



SAVE THE DATE!

Friday,
December 7
10:00 am - 4:00 pm

The graphic features a man in a Santa hat holding a sign that says "REALTORS ROCK! #HingDayOmaha". Next to him is a red bucket with "THE SOLUTION 2011" written on it.



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The advertisement includes a logo for Mortgage Specialists, LLC, which is a blue circle with a white house icon. It also features social media icons for Facebook and Google+, and two CMMS (Community Mortgage Management System) logos.

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Do You See What I See?



By Jon Vacha
Vice President

I recently went an entire half of a work day not realizing my phone was still on airplane mode. I finished my inspection 20 minutes early and I had an overwhelming sense of clarity and focus with regard to that home inspection. I had not been distracted by emails about my schedule, texts from agents or clients, or notifications about my injured fantasy football wide receiver.

We all know that we are more distracted these days by our phones. There is one notification from my phone that seems to be on a whole other level of distraction – “Motion Detected at Front Door Camera”. As I sit at a red light on my way home I can watch my mother-in-law approach my front door and brace myself to be graced by her presence when I arrive home. I’ve recently disabled notifications from my security cameras because watching a squirrel destroy another

one of my front porch pumpkins is just too much to handle.

Security cameras are everywhere – including the houses I inspect. Sometimes a camera is pointing directly at the table I sit at to write my report and meet with the client. This changes the level of privacy that is typically expected when discussing the condition of the property with the prospective buyer. If a buyer tells their agent something like, “Let’s ask for everything, but I’m not really worried about anything as long as they at least fix the roof”, this gives a huge upper hand to the seller in negotiations if they are watching or listening.

As a home inspector, I try to simply provide the information and then distance myself from negotiations that may arise because of that information. But, if privacy is expected, it should be honored. I appreciated the time when an interior camera was present and I was notified by the listing agent that I may unplug the camera during the discussion of the inspection findings.



Security cameras will only become more prevalent as we continue to have cheaper and better surveillance technology. At least being aware that a camera is present would be a good start.

HOME STANDARDS 9TH ANNUAL

Holiday Meal Giveaway

With each inspection completed now through November 20, we will donate \$10 to the Food Bank for the Heartland – in time to help with a Thanksgiving meal for those in need.



HomeStandardsInspections.com

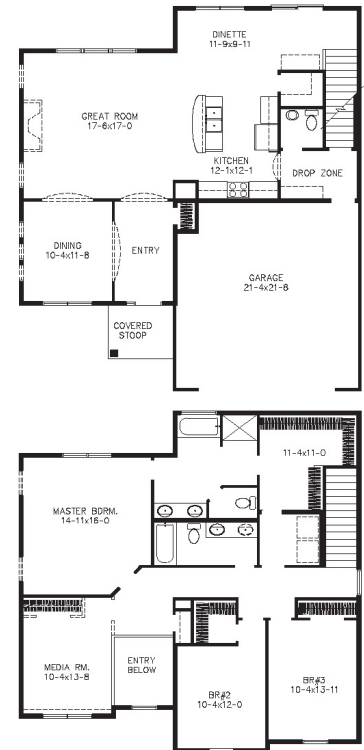
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Membership

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www.omaharealtors.com/membership-report

AUGUST ACTIVITY	MO.	YTD
New REALTOR® Members	40	344
Reinstated REALTOR® Members	4	28
Resignations	75	228

OABR - August 1	2018	2017
Designated REALTORS®	202	197
REALTOR®	2580	2457
REALTOR® Emeritus	57	51
TOTAL REALTORS®	2839	2705
Institute Affiliate	65	64
Affiliate	427	419

GPRMLS - August 1	2018	2017
Participants (OABR)	195	191
Participants (MLS only)	77	67
Subscribers (OABR)	2592	2465
Subscribers (MLS only)	253	227
TOTAL	3117	2950

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with the Education Forum
2nd Wednesday of the Month

REmix

with the Social Events Forum
2nd Wednesday of the Month

REconnect

with OABR

REact

with the Diversity Committee
2nd Tuesday of the Month

RElocate

with the MLS Users Group
2nd Wednesday of the Month

REpresent

with the Governmental Affairs Committee
3rd Wednesday of the Month

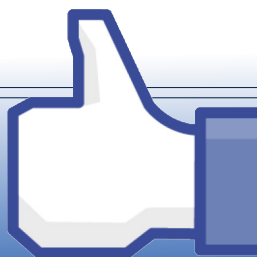
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