

# Review



## COMING UP

**NRA POLITICAL ACTION DAYS**

Feb 1-2; 8:00 am - 5:00 pm

**EDUCATION COMMITTEE**

Feb 3; 9:00 am - 10:00 am

**RECHARGE TASK FORCE**

Feb 3; 10:00 am - 11:00 am

**GOVERNMENTAL AFFAIRS COMMITTEE**

Feb 10; 1:00 pm - 2:00 pm

**YPN COMMITTEE**

Feb 10; 1:30 pm - 3:00 pm

**AFFILIATES COUNCIL**

Feb 15; 9:00 am - 10:00 am

**RPAC FUNDRAISING TASK FORCE**

Feb 15; 3:30 pm - 4:30 pm

**RECHARGE!**

Feb 16; 8:00 am - 6:30 pm

OABR Office Closed

**DIVERSITY COMMITTEE**

Feb 22; 11:00 am - 12:00 pm

**OABR DIRECTORS MEETING**

Feb 23; 10:00 am - 11:00 am

**CHILI COOK-OFF**

Feb 23; 11:00 am - 1:00 pm

**REALTOR® SAFETY TASK FORCE**

Feb 24; 2:00 pm - 3:00 pm

## GPRMLS LISTING SUBMISSION

The GPRMLS Listing Submission Rule, 1.17(I), requires all Residential listings subject to a listing agreement be input into the MLS system within two days of the list date on the listing agreement unless the listing is marketed. If the listing is marketed, the listing must be input into the MLS within one business day of the listing being marketed.

The option for "Office Exclusive", also referred to as "Off-MLS" listings, are vital for sellers concerned with privacy or over exposure of their property and are not prohibited with this policy. If a seller chooses to pursue an "Office Exclusive" listing, the listing is required to be kept solely within the listing firm and cannot be marketed to any individual outside the listing firm. In a FAQ published by NAR, "Office Exclusive" listing availability within a firm is addressed as such: "In an office exclusive listing, direct promotion of the listing between the brokers and licensees affiliated with the listing brokerage, and one to one promotion between these licensees and their clients, is not considered public advertising."

"Office Exclusive" listings are required to have an "Elimination of MLS Benefits" addendum outlining the constraints of this type of listing signed by the sellers, listing agent, and broker. The "Elimination of MLS Benefits" addendum and corresponding listing agreement must be submitted to the MLS office within two business days of the list date on the listing agreement.

It is important for the seller, listing agent and listing office to understand that if an "Office Exclusive" listing becomes available outside of the listing firm in any capacity, the listing can no longer be considered an "Office Exclusive" listing. In the case a listing is no longer an "Office Exclusive" listing, it becomes subject to the required MLS listing submission timeframe of one business day of marketing, or notification from the MLS office to ensure compliance with GPRMLS Rules and support cooperation with other MLS Participants.

The GPRMLS Listing Submission Rule does not limit "Coming Soon" or similar marketing. Instead, it helps further promote a "Coming Soon" listing to fellow MLS agents in addition to any other marketing a seller authorizes. Listings can continue to be marketed as "Coming Soon" utilizing the existing "No Show" status in the MLS. "Coming Soon" or similarly marketed listings are subject to the Listing Submission Rule and must be input in the MLS in the "No Show" status within the required timeframe of two business days of the list date on the listing agreement, or if marketed, one business day.



### FEBRUARY 2022

<b>PRESIDENT'S LETTER</b>	Page 3
<b>GPRMLS ARTICLE (CONT.)</b>	Page 4
<b>CHILI COOK-OFF</b>	Page 5
<b>GET INVOLVED</b>	Pages 6-7
<b>MEMBERSHIP REPORT</b>	Page 8
<b>RECHARGE!</b>	Page 10-11
<b>AFFILIATE SPOTLIGHT</b>	Page 13
<b>NRA FOREWARN APP</b>	Page 17
<b>RPAC MAJOR INVESTORS</b>	Pages 18-19
<b>REALTOR® BENEFITS PROGRAM</b>	Page 23

**Read the REview online!**

[OmahaREALTORS.com/news](http://OmahaREALTORS.com/news)

### OMAHA AREA BOARD OF REALTORS® 2022 BOARD OF DIRECTORS

**President**  
Megan Bengtson

**President Elect**  
Crystal Archer

**Secretary/Treasurer**  
Denise Poppen

**Directors**  
Jill Anderson  
Brad Fricke  
Ashley Livengood  
Jessica Sawyer  
Dakotah Smith  
Angel Starks

**Ex-Officio Directors**  
Bill Swanson  
Chrissy Cameron  
Jonathan Jameson

### GREAT PLAINS REALTORS® MLS, INC 2022 BOARD OF DIRECTORS

**Chair**  
Dakotah Smith

**Vice Chair**  
John Cherica

**Secretary/Treasurer**  
Scott Vogt

**Directors**  
Andy Alloway  
Jill Anderson  
Susan Clark  
Henry Kammandel

### OMAHA AREA BOARD OF REALTORS® ASSOCIATION STAFF

**Chief Executive Officer**  
Doug Rothaus

**Programs Director**  
Donna Shipley

**Keybox System Manager**  
Julissa Gonzalez

**Marketing & Events Director**  
Jodi Carper

**Membership and Accounts**  
Linda McGloin  
Patty Colombe

**Member Services Coordinator**  
Monica Bayles

**Governmental Affairs Director**  
Perre Neilan

### GREAT PLAINS REGIONAL MLS STAFF

**MLS Manager**  
Denise Mecseji

**MLS Administrator**  
Dakota Ghegan

### OMAHA AREA BOARD OF REALTORS®

11830 Nicholas Street  
Omaha, NE 68154

# A MESSAGE FROM THE PRESIDENT

Megan Bengtson, 2022 President



## RECHARGE AND RENEW

It's already the second month of 2022. Where does the time go? I hope everyone is still feeling recharged and renewed while going strong with your 2022 goals. It's easier to get charged up and excited for the New Year in December and January; the true test is sticking with your goals beyond that. Did you set a B-HAG (Big Hairy Audacious Goal)? You can't achieve that one all at once. So, did you set the action steps in place to make sure you are winning small victories on your way to that B-HAG? I encourage you not to give up! Restart, if you must. I promise you will have an amazing year with continued focus and discipline.

In February, the REcharge event is back to help with your toolbox of knowledge, growth, and motivation. A jam-packed day with fantastic keynote speakers, breakout sessions, CAT credit, and networking amongst peers and vendors. There are so many session topics from which to choose!

Do you need marketing ideas? There's Zero Cost Social Media Marketing Tools, Developing Your Brand and Driving Sales, Leveraging New Media to Sell Homes, Homesnap Pro, and Branded Podcast. How about streamlining your business with The Perks of Google Suite or Paragon Works for You?

We've also got some dynamic panels –Invest In Yourself, Nebraska's Rising Stars, To Team or Not to Team, and an excellent motivational panel, When The Going Gets Tough.

The big event is at the LaVista Embassy Suites on February 16. I promise that you will get something to improve your mindset, business, and personal life – all while having a good time! Ensure you're doing all you can to stay on track for your best year yet! I can't wait to see you!

- Megan Bengtson, 2022 OABR President



Currently, the "No Show" status can be used for a multitude of situations including listings that are not immediately ready or available for showings, such as "Coming Soon" listings, however it can also be used for situations where a seller may have to temporarily halt showings during the listing period. In the "No Show" status the listing can be fully marketed, however the listing will not syndicate to any third-party or broker websites, and will not accumulate Days on Market until the listing status is changed to "New/ Active."

The Nebraska Real Estate Commission (NREC) allows "Coming Soon" advertising only if the advertising is done with the knowledge and written consent of the owner, and the listing is in fact "Coming Soon" and is not currently being shown or marketed to a limited group only. The improper use would be using "Coming Soon" advertising to limit the showing of the property to preferred buyers, or the exclusion of certain buyers, possibly leading to various violations of the license act. Other possible violations of the license act, outside the realm of MLS Rules, may include advertising a property without a listing agreement.

The burden is always on the agent to place the seller's best interests above their own. Article 3 in the REALTOR® Code of Ethics clearly states that REALTORS® have a duty to cooperate with other agents by sharing information on listed properties except when such cooperation is not in the client's best interest. The rationale behind this policy is to encourage the spirit of REALTOR® cooperation that all brokers agree to when joining the MLS while maintaining a pro-consumer and pro-competitive market.

If it is believed that there may be license law or Code of Ethics concern outside the realm of GPRMLS Rules, resources include contacting your broker or manager, contacting the NREC for license law concerns at 402-471-2004, or contacting the Nebraska REALTORS® Association for Code of Ethics concerns at 402-323-6500. The full GPRMLS Rules document, forms, staff information and other valuable MLS resources can be found at [www.GPRMLS.com](http://www.GPRMLS.com).

**\$250**  
For just ~~\$300~~, REALTORS can give their  
clients a **6-Month Home Warranty!**



Visit [go.ServiceOne.com/SixMonth](http://go.ServiceOne.com/SixMonth),  
scan the QR code or contact Cody  
to learn more.

*This offer is only available for a limited  
time. Get started today!*



**Cody Bousema**  
Home Warranty Account Manager  
**(402) 597-2195**  
**[cbousema@serviceone.com](mailto:cbousema@serviceone.com)**



# CHILI Cook-Off



**2.23.22  
11AM – 1PM**

**OABR ED CENTER  
11830 NICHOLAS ST**

**REGISTER TO  
BE A CHEF!**  
**OMAHAREALTORS.COM /  
2022-COOKOFF**

**CASH DONATIONS  
ACCEPTED AT THE  
DOOR FOR FOOD  
BANK OF THE  
HEARTLAND.**



**SOCIAL EVENTS**  
OMAHA AREA BOARD OF REALTORS®

# GET INVOLVED WITH



## DIVERSITY COMMITTEE

The Diversity Committee promotes equal opportunity in housing and diversity within the real estate industry. It encourages diversity in the real estate industry with the Ethnic Minority Outreach Scholarship Program, promotes OABR activities to heighten the awareness of diversity within the real estate profession, identifies the equal opportunity and cultural diversity concerns and needs of OABR members and makes recommendations to the OABR Board of Directors regarding those concerns and needs.

**Next Meeting: Tuesday, February 22 at 11:00 am**

**Staff Liaison: Donna Shipley, [donna@omaharealtors.com](mailto:donna@omaharealtors.com)**



## EDUCATION COMMITTEE

The Education Committee is committed to providing quality education and training opportunities for its members in order to promote success in every aspect of their business. The committee oversees OABR Academy, its courses, and NAR's REBAC classes that enable our members to earn certifications and designations locally & economically. The committee also oversees New Member Orientation, the OABR instructors, and our member's compliance with the Code of Ethics.

**Next Meeting: Thursday, February 3 at 9:00 am**

**Staff Liaison: Donna Shipley, [donna@omaharealtors.com](mailto:donna@omaharealtors.com)**



## GOVERNMENTAL AFFAIRS COMMITTEE

The Governmental Affairs Committee monitors governmental entities impacting the real estate industry in the Omaha area, interviews political candidates and makes recommendations for Nebraska RPAC contributions, and organizes RPAC fundraising efforts. At the direction of the Board of Directors, the committee participates in grassroots lobbying efforts.

**Next Meeting: Thursday, February 10 at 1:00 pm**

**Staff Liaison: Donna Shipley, [donna@omaharealtors.com](mailto:donna@omaharealtors.com)**



## REGIONAL MLS USERS GROUP

The MLS Users Group monitors and makes recommendations to the Great Plains Regional Multiple Listing Service Board of Directors regarding the use and functionality of the MLS system.

**Next Meeting: Wednesday, February 9 at 10:00 am**

**Staff Liaison: Tomi Coffey, [tomi@lincolnrealtors.com](mailto:tomi@lincolnrealtors.com)**

# YOUR ASSOCIATION!



## RPAC FUNDRAISING TASK FORCE

RPAC Fundraising Task Force works in conjunction with the Governmental Affairs Committee coordinating local efforts to raise funds for the Nebraska REALTORS® Political Action Committee (RPAC). The organization has two primary objectives: to advocate for rights of all real estate owners, and to promote the best interests of REALTORS®. In conjunction with the Nebraska REALTORS® Association and the National Association of REALTORS®, RPAC is the leading voice for all things real estate; in Omaha, in Nebraska, and across the Nation.

**Next Meeting: Tuesday, February 15 at 3:30 pm**

**Staff Liaison: Donna Shipley, [donna@omaharealtors.com](mailto:donna@omaharealtors.com)**

---

## REALTOR® SAFETY TASK FORCE



The Omaha Area Board of REALTORS® provides members with access to the latest safety information. Our goal is to keep REALTORS® safe, following safety guidelines and using good judgement when meeting with unknown individuals.

It's true: REALTORS® face more on-the-job risks than most other business professions. Be safe.

**Next Meeting: Thursday, February 24 at 2:00 pm**

**Staff Liaison: Donna Shipley, [donna@omaharealtors.com](mailto:donna@omaharealtors.com)**

---

## SOCIAL EVENTS COMMITTEE



The Social Events Committee plans and implements member and/or family-friendly networking social events and implements community projects to enhance the image of REALTORS® in the community.

**Next Meeting: Wednesday, February 9 at 2:00 pm**

**Staff Liaison: Donna Shipley, [donna@omaharealtors.com](mailto:donna@omaharealtors.com)**

---

## YOUNG PROFESSIONALS NETWORK COMMITTEE



The Omaha Area Board of REALTORS® Young Professionals Network connects, develops, and empowers young professionals by creating a nurturing community of focused, ambitious, and diverse professionals that network with one another for success and personal and professional growth. The mission of YPN is to become an active and visible part of the community by setting a high level of REALTOR® professionalism and volunteering for causes that YPN feels passionate about.

**Next Meeting: Thursday, February 10 at 1:30 pm**

**Staff Liaison: Jodi Carper, [jodi@omaharealtors.com](mailto:jodi@omaharealtors.com)**

## CERTIFICATIONS & DESIGNATIONS

**Dakota Ghegan**, Omaha Area Board of REALTORS® - Commitment to Excellence (C2EX)

**Kristen Lehl**, Better Homes and Gardens - Commitment to Excellence (C2EX)

**Michele Anderson**, BHHS Ambassador Real Estate - Senior Real Estate Specialist (SRES)

**Michele Ragan**, NextHome Signature Real Estate - Accredited Buyer Representative (ABR)

**Gary Baumert**, eXp Realty LLC - Short Sales & Foreclosure Resource (SFR)



**HAVE SOMETHING  
YOU WOULD LIKE  
TO SHARE?**

**Contact us at:**

Jodi@OmahaREALTORS.com



**Joe Dobrovolny**  
V.P. Mortgage Lender  
NMLS #445889

### Equitable Bank

10855 West Dodge Road, Omaha  
402-827-8100

*Apply or prequalify for your mortgage  
online 24/7!*

[www.equitableonline.com/jdobrovolny](http://www.equitableonline.com/jdobrovolny)



**Home + Multi-Family + Condos + Rental Properties  
Auto + Boat/ATV/Motorcycle + Life + Business**

- New Construction Discount
- New Roof Discount
- Competitive Rates
- Customizable Package Policies
- Prompt and Professional Service
- Multi Policy Discounts



(402) 614-4633  
[www.PPInsTeam](http://www.PPInsTeam)



## MEMBERSHIP REPORT

See the full membership report at:  
[OmahaREALTORS.com/membership-report](http://OmahaREALTORS.com/membership-report)

DECEMBER ACTIVITY	MO	YTD
New REALTOR® Members	22	362
Resignations	20	309
<b>MEMBERSHIP</b> (As of Jan 1)	<b>2021</b>	<b>2020</b>
Designated REALTORS®	203	206
REALTOR®	2974	2848
REALTOR® Emeritus	60	73
<b>TOTAL REALTORS®</b>	<b>3237</b>	<b>3127</b>
Institute Affiliate	71	71
Affiliate Full Members	161	164
Affiliate eKey Only	149	161
<b>TOTAL AFFILIATES</b>	<b>391</b>	<b>406</b>

### Brent Rasmussen

CMC, CRMS, CDLP, CVLS, CMA / NMLS #5918  
President and Owner

8420 W Dodge Rd Ste 113  
Omaha, NE 68114

[brent@mtg-specialists.com](mailto:brent@mtg-specialists.com)  
w 402-991-5153 / c 402-578-0008



**MORTGAGE  
SPECIALISTS**



**Home + Multi-Family + Condos + Rental Properties  
Auto + Boat/ATV/Motorcycle + Life + Business**

- New Construction Discount
- New Roof Discount
- Competitive Rates
- Customizable Package Policies
- Prompt and Professional Service
- Multi Policy Discounts



(402) 614-4633  
[www.PPInsTeam](http://www.PPInsTeam)



*Ericka Heidvogel*  
New Home Consultant

**(402) 917-4888**

Fax: (402) 934-4973  
[eheidvogel@celebrityhomesomaha.com](mailto:eheidvogel@celebrityhomesomaha.com)

**CELEBRITY  
HOMES**

REALTOR®  
Homes • Villas • Townhomes eSMART  
14002 L St., Omaha, NE 68137  
[www.celebrityhomesomaha.com](http://www.celebrityhomesomaha.com)



**Thank You!**  
**#TogetherWeMakeaDifference**



**Steve Vacha**  
President

Like many other industries, the home inspection companies were caught off guard by the pandemic and all that transpired because of it. We did not have in place inspection as many options as we do now to help buyers and sellers due to lack of inventory and high demand from buyers.

The Real Estate market in our area has never seen such a sellers' market. Some people believe "When sellers have multiple offers to choose from, why choose one with a home inspection?"

## New Inspection Options

I would like to address this question. Inspections bring clarity to the sale for both the seller and buyer. It is obvious why the buyer would want clarity, but what about the seller?

*Sellers's Pre-listing Inspections* really help them to sell a property for the best price in a bidding market. A pre-listing inspection enables buyers to make their best offer, not having to hold back for fear of the unforeseen. Also, being proactive with a pre-listing inspection, a seller can complete some repairs themselves or at least gather estimates for repair or replacement so buyers do not overestimate the cost of discovered deficiencies.

Some sellers are afraid of being "nickel-and-dimed" for re-

pairs. For these sellers we have developed the *Pre-listing Major Components Inspection*. This inspection only covers the major systems of the house – reducing the chance of buyers focusing on the minor issues.

Pre-listing inspections limit the chance of lawsuits down the road brought by the buyer against the seller. (Presently we

are getting a large number of calls from buyers wanting us to inspect or provide consul for an upcoming lawsuit.)

For buyers in this very competitive market we offer a *Walk-through Consultation* if they think asking for an inspection puts them at a disadvantage. We did not invent this process and it

is being completed in many other markets across the country. Basically, an inspector will accompany a buyer during a showing. There is no written inspection report completed, but the buyer has a trained consultant with them to view the property. There are many agents who can advise their client on the condition of the property, but hesitate to do so for many good reasons, except in general terms.

Experienced agents I have spoken with through this time are very uncomfortable with their buyers skipping the inspection process. They understand potential complications that can arise if significant issues are found after the sale. They also realize their buyer is not getting the information they need to make an informed decision that will ultimately create a happy client. Happy clients are, of course, essential for good business.



Omaha & Surrounding Communities 402-392-2020  
**HomeStandardsInspections.com**  
LOCALLY OWNED & OPERATED • SATURDAY INSPECTIONS AVAILABLE



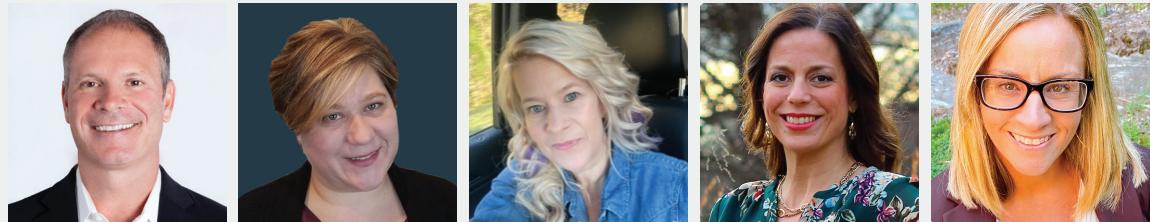
**FOLLOW US! FACEBOOK.COM/OMAHAREALTORS**

**02.16.22**

**EMBASSY SUITES LAVISTA**

**ROOM A**

**2022 RECHARGE**



Paragon Works For You - Terry Tanner

Get To Know Your Market with MarketStats - Denise Mecseji

CRS Data's Latest Enhancements - Nikki Morgan

What's New at Homesnap? - Laura Hudson & Liz Tewksbury

[View all Session Descriptions at REchargeNebraska.com](http://REchargeNebraska.com)

**TICKETS ARE  
SELLING OUT!**

Tickets for the 2022 REcharge are going quick! This is going to be the biggest and best REcharge you've seen yet, so don't delay... Get your tickets now!

**RECHARGE NEBRASKA.COM**

# ROOM B



Zero Cost Social Media Marketing Tools - Katie Lance  
Developing Your Brand & Driving Sales - Christopher Slater  
Branded Podcast - Jill Thomas  
Leveraging New Media to Sell Homes - Nick Castner

[View all Session Descriptions at REchargeNebraska.com](http://REchargeNebraska.com)

# ROOM C



K.I.S.S. Examine Your Intentionality - Jodi Carpenter  
The Suite Life: Perks of Google (G) Suite - Angel Starks  
FOREWARN Training - Robert Gazda  
Running Your Business on Referrals - Tristan Ahumada

[View all Session Descriptions at REchargeNebraska.com](http://REchargeNebraska.com)

# RECHARGENEBRASKA.COM





# Charleston Homes

## Omaha's Builder

Visit with One of Our Sales Agents  
to Learn More About this New 1 1/2 Story Floor Plan!



ACTUAL HOMES MAY VARY FROM ELEVATION.  
PLAN ELEVATION ABOVE IS SHOWN WITH UPGRADES.  
ALL DIMENSIONS ARE APPROXIMATE.

*Model Coming in 2022!*

*the*  
**ASHEVILLE**

2,631 sq ft

**Visit Our Models:**

**Falcon Pointe**

52nd & Capehart

**Arbor View**

(1/2 mile north of 204th & Maple)

**Pebblebrooke**

173rd & Hwy 370

**Mon-Thurs: 2-6pm • Fri-Sun: 12-5pm**



**CharlestonHomesOmaha.com**

## AFFILIATE SPOTLIGHT

# WHAT ARE CONFORMING LOAN LIMITS AND WHY ARE THEY INCREASING?

BY SUMMER FRANCO, US BANK

Conforming loan limits, at their core, are used to separate conventional loans from jumbo loans. The Federal Housing Finance Agency (FHFA), which regulates the GSEs like Fannie Mae and Freddie Mac, sets guidelines on maximum loan sizes. This helps them manage their risk when purchasing conventional mortgages from lenders. Jumbo loans are mortgages that exceed these conforming loan limits. Unlike conventional mortgages, jumbo loans cannot be purchased by the GSE's. Instead, they generally must be maintained by the lender for the entire life of the loan. This puts increased risk on lenders. Conventional mortgages are designed to benefit the average homebuyer, ensuring that the housing market is affordable for most people. When a buyer takes out a home loan, lenders can sell the mortgage to Fannie Mae and Freddie Mac, who bundle numerous mortgages together to create securities. These securities are later sold on the secondary market. If a homeowner defaults on their mortgage, the impact for lenders is significantly minimized because they've already sold off the mortgage to Fannie Mae/Freddie Mac.

### Loan limits increase for 2022

Every November, the FHFA adjusts the conforming loan limits to reflect changes in the housing market. This helps ensure the average homebuyer can still get a conventional mortgage, even as housing costs rise. The FHFA recently announced that the baseline conforming loan limit for 2022 will increase 18% to \$647,200, with the limits up to 50% higher in designated high-cost areas. That's more than double the percentage increase of last year's record-setting 7.4% rise. They're looking at what home price data is saying and how it's increasing from last year to this year. But what made housing prices rise so sharply in 2021? It comes down to supply and demand. The housing market has a limited supply of houses, and, at least anecdotally, geographic mobility sharply increased in the last two years, causing both more buying and selling around the country. Global supply chain issues delaying new home construction and record-low mortgage rates that increase affordability and competition for houses have only compounded that impact.



SUMMER FRANCO

US BANK

402-289-9021

[summer.franco@usbank.com](mailto:summer.franco@usbank.com)



FEB  
10MAR  
24APR  
14

#LeadersMadeHere



## Is Our Past in Our Future?

The success of our network has been largely influenced by the past. The past leaders, volunteers and members who believed in and built a strong foundation in which we continue to grow and elevate today. Growing leaders and inspiring others to take a seat at the table is a major focus with the Women's Council.

My personal leadership journey with the Women's Council has been full of unexpected growth opportunities. It takes just one person to spot your talent and potential as a leader. I happened to have several amazing women who tapped me on the shoulder and encouraged me to get involved. And I have to say that there's power in saying yes. The more I said yes and invested myself, the more passionate I became about continuing the legacy of so many amazing women who came before me. What an honor it was this past December when eleven of our past presidents attended a luncheon to welcome me and share stories and advice from their leadership journeys. Each one of these leaders talked about the importance of leveraging others onto their leadership path by giving them the tools and inspiration to succeed. These ladies recognized that the success of our network was really about the leaders who would sit at the table in the future.

I'm truly excited about the future of our network as we have an exceptional group of leaders sitting at the table. And believe me, we're scouting and just might give you a tap on the shoulder. If we do, then know that we see the value that you bring and I encourage you to say "yes!" I've already grown so much and look forward to my leadership experiences in 2022. Please reach out to me anytime to learn more about how you can get involved, become a member or sponsor our network. Thank you for this honor to serve our network and I'm determined to make it a great year!

- Chrissy Cameron, President

## Double Diamond Sponsors



THE  
GOOD LIFE  
GROUP



Mary Sladek Agency



SIGN UP FOR REALTOR® PARTY MOBILE ALERTS!



TEXT  
REALTORS  
TO 30644

**RPAC**

## GO-ASHI Greater Omaha Chapter American Society of Home Inspectors

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.



### Current Membership

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  
Ahlers, Chad ACI - Cornerstone Property Inspections  
Byrd, Mark ACI - Accurate Building Inspection  
Carney, Dominic - Home Buyers Protection Co  
Crnkovich, Rick ACI - Heritage Home Services, Inc  
Duckett, Steve - Midwest Inspection & Testing, LLC  
Eggenburg, John, ACI Surehome Inspection Services  
Fisher, Jessie - Home Standards Inspection Services  
Gaskin, Paul, ACI - Gaskin Property Inspections  
Pachunka, Paul - Home Standards Inspection Services  
Petersen, Bret ACI - Home Buyers Protection Co  
Ruel, Forrest - Home Standards Inspection Services  
Simmerman, Brent ACI - Midlands Home Inspections, Inc  
Vacha, Steve ACI - Home Standards Inspection Services  
Les Wallace - Advanced Building Inspections

Check out our website! [www.ASHIomaha.com](http://www.ASHIomaha.com)

\*ACI denotes ASHI Certified Inspector



**Stressed with all the clutter  
when listing a house?**

**Dino's Storage** will take care of your customer's stuff  
so that you can concentrate on selling!

Our **FREE MOVING TRUCK** will make it easier and faster!  
Check our website for more information and locations.

**[www.dinosstorage.com](http://www.dinosstorage.com)**



Center | Harney | Douglas | Little Italy | Blackstone | Benson |  
Florence | 192nd&Q | West Maple | Elkhorn | Bellevue |  
Cedardale | Millard | Bst | Stockyards



**THIS AD  
WON'T END  
DISCRIMINATION  
IN REAL ESTATE.**

**PEOPLE WILL**

If recent events have taught us anything, it's this: we have more work to do. Racism is real, tragically so. Discrimination, in all its forms, still casts a long shadow in this country, and too many are being denied the opportunities that all Americans deserve. Our commitment to the diverse communities we serve starts with a Code of Ethics. Our code sets a higher standard for fairness in housing than any federal law, it's backed by a culture of member accountability, and it extends to our work on Capitol Hill, where we continue to advocate for meaningful change.

At the National Association of REALTORS® we believe that fairness is worth fighting for, and we won't stop until the fight is won. Because that's who we are.

**If you experience or witness discrimination in real estate, we urge you to report it.**

Visit [hud.gov/fairhousing](http://hud.gov/fairhousing) to file a complaint with the Department of Housing and Urban Development.



# SAFER SHOWINGS SMARTER ENGAGEMENTS

THE APP THAT PROVIDES REAL ESTATE AGENTS INCREASED SAFETY AND EFFICIENCY!

- ▶ Understand risk by verifying your prospect prior to showing a property, including any past criminal history.
- ▶ Verify your customer's profile to better serve each customer efficiently and effectively.

## THE VALUE OF INSTANT DUE DILIGENCE WITH FOREWARN

Know your prospect... *in seconds*



Reverse incoming call to verify prospect  
(name, phone, and address)



Instantly search for criminal history



Verify financial risks  
(bankruptcies, liens, judgments, and foreclosures)



Verify current assets  
(properties and vehicles)

As a professionally licensed agent, you may use FOREWARN® to verify the identity and potential risk(s) associated with your prospects. It is a powerful tool intended for your safety. Any use that is unprofessional, unethical, illegal, or outside of the terms and conditions of use that you agree to upon activating your account is strictly prohibited.

Subscriber understands that the Service contains sensitive information governed by certain state and federal laws, including the Gramm-Leach-Bliley Act (15 U.S.C. § 6801-6809) ("GLBA") and The Driver's Privacy Protection Act (18 U.S.C. § 2721-2725) ("DPPA"), all of which the Subscriber certifies to comply.

FOREWARN® is not a "consumer reporting agency" and its services do not constitute "consumer reports," as these terms are defined by the Fair Credit Reporting Act, 15 U.S.C. § 1681 et seq. ("FCRA"). FOREWARN® services may not be used in whole or in part as a factor in establishing an individual's eligibility for credit, insurance, employment nor for any other purpose under the FCRA.

To activate your free FOREWARN account, visit

[app.forewarn.com/setuppassword](http://app.forewarn.com/setuppassword)

Having trouble? Contact Patti at the Nebraska REALTORS® office  
[402-323-6502/patti@nebraskarealtors.com](mailto:402-323-6502/patti@nebraskarealtors.com)

©2019 FOREWARN, LLC. All rights reserved.



[www.FOREWARN.com](http://www.FOREWARN.com)



FOREWARN®  
a red violet company  
(NASDAQ: RDTV)

# THANK YOU TO 2021 RPAC MAJOR INVESTORS!

## GOLDEN 'R' INVESTORS \$5,000+



ANDY ALLOWAY



HENRY  
KAMMANDEL



VINCE LEISEY



MATT  
RASMUSSEN



KYLE SCHULZE

## CRYSTAL 'R' INVESTORS \$2,500+



JENNIFER BIXBY



DIONNE HOUSLEY



KAREN JENNINGS



DEDA MYHRE



MIKE RIEDMANN



BECKY  
SANDILAND

## STERLING 'R' INVESTORS \$1,000+



JERRY AHLVERS



JILL ANDERSON



RYAN BASYE



DARLA  
BENGTSON



MEGAN  
BENGTSON



CODY BOUSEMA



DIANE BRIGGS



CHARLES  
CHADWICK



SUSAN CLARK



JONI CRAIGHEAD



NATE DODGE



BRANDON FRANS



TRACY FRANS



BRAD FRICKE



JOE GEHRKI



GENE GRAVES



SHERRI GRIGGS



JACK HARVEY



SUE HENSON



PETER KATT



MINDY KIDNEY



CAMILLA KNAPP



LINDSEY KRENK



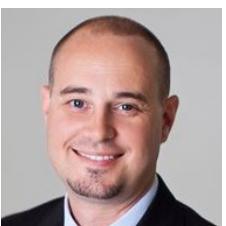
MONICA LANG



MARK LEADERS



ASHLEY LIVENGOOD



JUSTIN LORIMER



LORETTA MCNALLY



SARINA MCNEEL



DEBBIE MITCHELL



RJ NEARY



PERRE NEILAN



LAURA OSBORN



JEANNE PATRICK



ANGELA PETERS



DENISE POPPEN



BRENT RASMUSSEN



SUSAN RAUTH



DENNIS RITTER



LISA RITTER



DOUG ROTTHAUS



JESSICA SAWYER



FRANCISCO SERRANO



DAKOTAH SMITH



BILL SWANSON



JULIE TARTAGLIA



DIXIE TENEYCK



FRED TICHAUER



STEVE VACHA



MARK WEHNER



KELLIE KONZ WIECZOREK

## Questions about **RPAC?**

**Charles Chadwick**

402-575-0803

[Charles.Chadwick@thecncteam.com](mailto:Charles.Chadwick@thecncteam.com)

**Darla Bengtson**

402-676-2842

[Darla.Bengtson@yahoo.com](mailto:Darla.Bengtson@yahoo.com)

**DO YOU WANT  
TO GET OUT OF  
THE COLD?**

*We can help!  
We proudly serve the...*

**Florida Gulf Coast**

Anna Maria Island | Siesta Key  
Longboat Key | Ft. Meyers | Tampa

**Luxury International**

**Kelly Gitt | The Gitt Team**  
Broker Associate  
941.799.9299  
Kelly@GittSoldIt.com  
GittSoldIt.com

**KG kw ON THE WATER**  
KELLERWILLIAMS REALTY  
USAF Veteran  
Owned & Operated

**We Love Referral Partners!**

**Great Western Mortgage**  
Making Life Great®

**Lock in at a low rate  
with a lender you can trust.**

It's a great time to buy a home or refinance. Call Deb to find the loan that is right for you today!

Member FDIC ©2019, Great Western Bank

**Deb Martin**  
Mortgage Loan Officer  
NMLS #: 543307  
P: 402.952.6078  
C: 402.612.6241  
GreatWesternBank.com

**Great Western Mortgage**  
Making Life Great®

**Lock in at a low rate  
with a lender you can trust.**

It's a great time to buy a home or refinance. Call Deb to find the loan that is right for you today!

Member FDIC ©2019, Great Western Bank

**Deb Martin**  
Mortgage Loan Officer  
NMLS #: 543307  
P: 402.952.6078  
C: 402.612.6241  
GreatWesternBank.com

**Monica LANG**  
"Your Celebrity Connection"

**402.689.3315**  
[www.MonicaLang.com](http://www.MonicaLang.com)  
[MLang@CelebrityHomesOmaha.com](mailto:MLang@CelebrityHomesOmaha.com)

**CELEBRITY HOMES**  
Homes • Villas • Townhomes

**Representing ALL Locations!**

## COMPLIMENT TO YOUR PROFESSIONAL SERVICE

- Professional
- Thorough
- Communicate in a neutral "non-scary" manner

**Midlands**  
HOME INSPECTIONS INC.

CERTIFIED  
INSPECTOR

402.401.6054

131 N Washington, Papillion NE 68046  
[MidlandsHomeInspections.com](http://MidlandsHomeInspections.com)

Looking for You!

**90 DAY WARRANTY** Free With Every Inspection

**MOLD|SAFE** Free With Every Inspection

**PLATINUM ROOF PROTECTION PLAN** Free With Every Inspection

**SEWER|GARD** Free With Every Inspection

**RecallChek®** Free With Every Inspection

20

REALTOR® REview

# CELEBRITY HOMES

Homes • Villas • Townhomes

Nebraska's Home  
Builder since 1977!



Sherri Daly



Ericka Heidvogel



Shelley Hourigan



Brooke Johnson



Monica Lang



David Lee



Luke Lofgren



Kurt Pfeffer



Cris Polsley



Gary Price



Scott Rosenthal



Tammy Smart



Karen Stansberry



Tiffany Stanton



Carol Teggart



Mark Wilson



Julie Woodward



Shawn McGuire

Sales Manager

**Yes!** It's All Included!



Welcome  
Home  
Package

CelebrityHomesOmaha.com

# REALTORS!

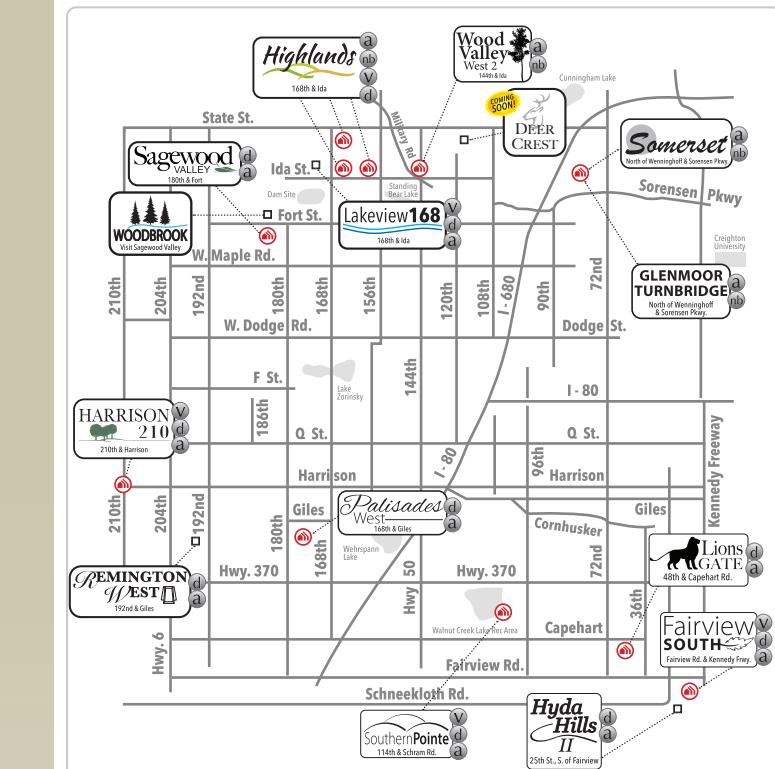
Make **CELEBRITY HOMES**

Homes • Villas • Townhomes

Your 1st



and **RELAX!**



MODEL HOME LOCATION

NEW BEGINNINGS

DESIGNER

LIFESTYLE VILLA

ADVANTAGE

**CELEBRITY HOMES**

Homes • Villas • Townhomes

CelebrityHomesOmaha.com

Customer/Referral MUST PHYSICALLY be introduced to Celebrity Home Representative.  
Scanned/Fax'd/Emailed/Realtor Pre-Signed Registration will not be honored.

New Homes  
Ready Now!

Best New  
Home Value

new  
beginnings  
A GREAT PLACE TO START

advantage  
YOUR NEXT MOVE

designer  
INSPIRED LIVING

lifestyle  
VILLAS & TOWNHOMES

**NEW HOMES READY NOW!**



REALTORS®  
COMMITMENT  
TO EXCELLENCE

# PUMP UP THE VOLUME.

**Better yourself. Better your business. Better get ready.**

Stand out and realize superstardom! Earn your C2EX Endorsement to elevate your expertise and score main stage gigs. Your revved-up reputation sets you up for the big show as you cultivate community connections, boost business, and position yourself as a top-of-the-charts REALTOR® and market powerhouse.



**Amp up your career at [C2EX.realtor](http://C2EX.realtor)**



NATIONAL  
ASSOCIATION OF  
REALTORS®

## CAPITALIZE ON EVERYTHING OFFERED TO YOU THROUGH THE REALTOR® BENEFITS PROGRAM

For 20 years, as the official member benefits resource of the National Association of REALTORS®, the REALTOR® Benefits Program has offered members significant discounts and time-saving tools on numerous new, innovative, and business-critical resources and opportunities.

In the past year alone, more than 800,000 NAR members have taken advantage of over \$63 million worth of program resources – representing roughly one third of the nation's largest trade association's membership.

In early August, NAR announced its newest such partnership – with lead verification and qualification firm ReferralExchange. This new relationship secures price cuts on initial set-up fees and ongoing discounts on lead verification services for NAR members. Roughly 16,000 U.S. real estate agents currently use ReferralExchange for referral and lead management purposes.

NAR is hopeful that this REALTOR® Benefits Program opportunity will allow agents to focus more time serving clients and building relationships with the peace of mind knowing their lead verification investments are being maximized.

Current NAR members and customers can also renew their monthly subscription under more favorable REALTOR Benefits® Program terms. Visit [nar.realtor/ReferralExchange](http://nar.realtor/ReferralExchange) to learn more!

Benefits offered through the REALTOR Benefits® Program vary widely and are always evolving. Here are a few other options available to you as a member of NAR:

**REALTORS® Insurance Marketplace** – This exclusive 'one-stop' insurance shopping site provides NAR members with a roster of health and wellness insurance

plans and products from top-rated carriers. Within the Marketplace, NAR members can obtain quotes, compare plans, and purchase coverage directly online.

**REALTORS® Insurance Marketplace** is administered by SASid, a trusted NAR partner specializing in helping members find insurance plans and products.

**Liberty Mutual** – The national insurance provider offers NAR members exclusive and high-quality auto, home, and renters insurance options. Expert advice and special discounted savings of up to 10% are available.

**DocuSign** – The global tech company offers exclusive eSignature service opportunities to NAR members, allowing REALTORS® to remotely send and sign contracts and agreements with clients.

**Dell** – NAR members receive exclusive member discounts on select Dell products from Dell's Consumer and Small Business lines, including: Notebooks, laptops, desktops, servers, electronics, and accessories.

So much more is available and always being added to the REALTOR® Benefits Program catalog.

Visit [www.nar.realtor/realtor-benefits-program](http://www.nar.realtor/realtor-benefits-program) to view all of the dozens of discounts, deals and promotions available to REALTORS® everywhere in the U.S.



NATIONAL  
ASSOCIATION *of*  
REALTORS®

# REview

Omaha Area Board of REALTORS®  
11830 Nicholas Street  
Omaha, Nebraska 68154

PRSR STD  
U.S. POSTAGE  
**PAID**  
OMAHA, NE.  
PERMIT # 196

**FOCUS PRINTING**  
OABR PRINTING & MAILING

**WE LOVE OUR  
CUSTOMERS!**

*Thank You!*

For Being the Reason We Smile  
Five Days Out of Seven.

*We Hope to Always Be Your Go-To Printer!*

402-619-5570 | [Jim@FocusPrintingOmaha.com](mailto:Jim@FocusPrintingOmaha.com) | Order Online: [FocusPrintingOmaha.com](http://FocusPrintingOmaha.com)