



RANWW

Realtors® Association of Northwestern Wisconsin
Northwestern Wisconsin Multiple Listing Service, Inc
Realtors® Association of Northwestern Wisconsin Foundation

UPDATES

News &
Current Events

AUGUST 2021



2021 AWARDS, INSTALLATION & PAST PRESIDENTS' APPRECIATION CELEBRATION

We welcome you to join us on *Sept. 29th, Wednesday*, at *Turtleback Golf Course*, to install the new RANWW Leadership Team, honor award recipients **and** present this year's Distinguished Service Awards!

We will be honoring RANWW Past Presidents throughout the evening as well, thanking them for their steady guidance and wisdom throughout the history of this Association.

6:00pm - 6:45pm - **Social**
6:45pm - 7:30pm - **Dinner**
7:30pm - 8:45pm - **Program**

ATTIRE: Business Casual

COME and Celebrate with us!



RANWW

Realtors® Association of
Northwestern Wisconsin

RANWW Officers

Deb Hanson - President

715-456-0499

debhanson1@charter.net

Scott Rohde - President- Elect

715-651-8575

scott@1111sold.com

Julie Flor - Treasurer

715-790-0564

julie@sixlakesrealty.com

**Gary Brenizer - Imm. Past
President**

715-215-0666

garybrenizer@gmail.com

RANWW Directors

Judy Nichols 715-821-4765

Dan Lawler 715-234-2948

Mary Jo Bove 715-456-2014

John Flor 715-924-4806

Dana DeCambaliza 715-579-8400

Amber Linhart 715-579-8351

Shannyn Pinkert 715-379-3574

Martha DeLong 715-790-5468

John Sobota 715-505-8888

Kristy Sloviak 715-559-8354

The purpose of this publication is to inform Members of events, issues and accomplishments pertaining to the REALTORS® Association of Northwestern Wisconsin.

If you would like to submit information, ideas or articles to this publication please contact **Luisa** at: luisa@ranww.org

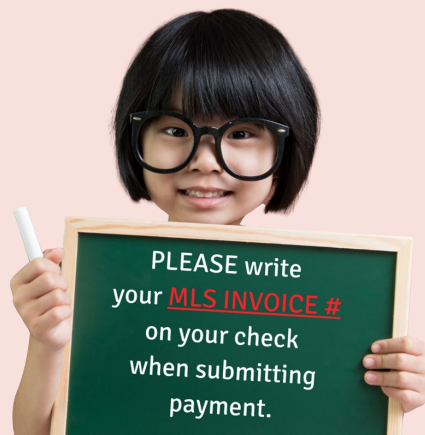
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SEPTEMBER IS SAFETY MONTH!

BE ON THE LOOKOUT FOR CONCEAL CARRY COURSES & SAFETY SPEAKERS DURING **SEPTEMBER!!!**

RANWW
Realtors® Association of Northwestern Wisconsin



WELCOME NEW MEMBERS!

Anne Hildebrand

Keller Williams Realty Diversified

Cassandra Allen

Re/Max Cornerstone

Cassandra Jablonsky

*Woods & Water Realty Inc.—
Regional Office*

Emma Albers

Keller Williams Realty Diversified

Gabriella Lehmann

C21 Affiliated

Hunter Hurlburt

Coulee Land Company

Jane Farm

Kris Lindahl Real Estate

Keith Corbett

Woods & Water Realty

Martin Russo

Edina Realty

Mitchell Johnson

GRIP Realty LLC

Rachael Wiesner

Union Home Mortgage

Scott Bernard

Real Estate Solutions

Buyer Agency? Tenant Representation? Why not both?

Jennifer Lindsley and Wendy Long



A potential buyer contacts an agent and is looking for a home to purchase in the area. The agent explains that the residential market is quite competitive right now and that some buyers are having a challenging time getting an accepted offer on a property. The potential buyer is moving for work and would prefer to purchase a home but ultimately needs a place to live in the area and will consider renting. The

potential buyer will be in town for one week and has asked the agent to set up showings for homes fitting the potential buyer's specifications but also asks the agent to set up showings for rental properties as a backup. The agent wants to make sure she gets paid for her work whether the buyer ends up purchasing or renting a home. How should the agent proceed?

Many agents are familiar with using the WB-36 Buyer Agency/Tenant Representation Agreement to work as a buyer's agent for a client who is looking to purchase a home. This versatile form, however, also includes provisions for an agent to work as a tenant representative for a person who is looking for a rental property.

CLICK HERE

To continue reading!!



Welcome

Events & Notices

For **RANWW** members who would like to be included in a drawing for a **FREE** registration for the **WRA 2021 CONNECT** convention on October 4-6, please contact Jane at the Board Office at 7156-835-0923 or email jane@ranww.org. All entries **MUST** be submitted by 4:30 p.m. on **SEPTEMBER 16, 2021!**

Notes:

CONCEAL CARRY CLASSES

UPDATED
LINKS!

CLICK HERE
FOR REGULAR
CLASSES

CLICK HERE
FOR ADVANCE
CLASSES



Pls. pls. **PLEASE**
Write your **MLS INVOICE #**
on your check when
submitting payment
Thank you!



WRA CONFERENCE

Click
HERE
for details

Education

CORNER

**SPECIAL LATE
SHOUTOUT TO
GARY BRENIZER
FOR EARNING
YOUR C2EX
ENDORSEMENT!!!**

**CONGRA-
TULATIONS
ARE ALSO IN
ORDER TO:**

BELINDA
ONASCH

KEVIN
FARLEY





RANWW

REALTORS® Association of
Northwestern Wisconsin

NAR CONFERENCE & EXPO

Join the largest annual event for the most successful real estate professionals



**CLICK HERE FOR THE
REGISTRATION
INFORMATION !!**

**CLICK HERE TO GO TO
WEBSITE !!**

REALTORS® are the Real Deal

Join NAR November 12-15 at the REALTORS® Conference & Expo, the largest annual event for the most successful real estate professionals. Since 1908, REALTORS® have come together to share and explore key industry insights, advancements, and practical applications across the real estate industry.



WRA

CONNECT

FIND YOUR STRIKE ZONE

WRA 2021 CONVENTION



MILWAUKEE / OCTOBER 4-6

HOME

REGISTRATION

AGENDA ▾

NETWORKING
EVENTS

SPEAKERS

FAQ

WELCOME TO THE WRA 2021 CONVENTION

The WRA Annual Convention at the Wisconsin Center in Milwaukee: where your perfect game begins. Connect, find your strike zone and let your real estate all-star game emerge. The convention is back in person in 2021 with the opportunity to gather together to mold your winning team and perfect your game. Can't join us live? Join us virtually. Pick how you want to play.

\$145 for LIVE or \$90 VIRTUAL

REGISTER NOW AND SAVE!

Don't wait, don't hesitate and score a discount on your convention registration. Just look at what you'll miss if you don't attend!

SIGN UP HERE



Jim Abbott

Tommy Choi

WRA 2021 CONVENTION: FREE CONVENTION REGISTRATION DRAWING!!

If you are a RANWW member and you'd like to be included in a drawing for a **FREE registration** for the **WRA 2021 CONNECT** convention October 4-6, please contact Jane at the Board Office at 715-835-0923 or email jane@ranww.org. All entries **MUST** be submitted by 4:30 p.m. on **SEPTEMBER 16, 2021!**



HOTELS

AGENDA

FAQ





RANWW

Northwestern Wisconsin
Multiple Listing Service, Inc

Updates & Changes



NEW
CONSTRUCTION FIELDS
COMING TO
NWMLS SOON!

New Construction

No ?

New Construction

Yes ?

Enter Shorthand or MLS#

Residential Listing Input

General **New Construction** Room Information Features Directions/Remarks/Legal Agent Information Matrix Testing

New Construction

New Construction (max 4)

- Complete Except Flooring ?
- Foundation Only
- Framed/Enclosed
- Plan Only
- Ready for Occupancy
- Sheetrocked
- None
- Other-See Remarks

Estimated Completion Date ?

Custom or Spec Home ?

Custom
Spec

New Construction Notes

Characters Remaining: 250

Save as Incomplete Validate Cancel Input Submit Listing

REALTOR® SAFETY KNOWLEDGE

AWARENESS
EMPOWERMENT



#besafe

MONDAY, SEPTEMBER 27TH
11AM-1:30PM

LUNCH & LEARN

SPEAKERS:

Kevin **Farely** on General Safety
Cat **Jacoby** on Human Trafficking
Rod **Holumn** on Cybersecurity

CLICK HERE to sign up in person

CLICK HERE to sign up virtually.

- *free lunch to the first 45 people who sign up in person*
- *Door prizes: 3 \$100.00 Amazon gift cards*

See you all!!!




UPDATED LINKS!!!

Multi-State **Concealed** Carry Course(s):

[CLICK ME](#) for the REGULAR
Multi-State Concealed Carry
Course

[CLICK ME](#) for the
ADVANCED Multi-State
Concealed Carry Course



"The goal of the REALTOR® Safety Program is to reduce the number of safety incidents that occur in the industry, so every REALTOR® comes home safely to his or her family every night. We will accomplish this goal together with our members by improving the Safety Culture in the industry: Talk about safety; create a safety plan and follow it; and encourage your fellow REALTORS® to do the same."



**CLICK
HERE**
To read more



RANWW

Foundation

As **REALTORS®**, we help people realize their dream of owning their own home and raising their family in a safe and well-maintained neighborhood. We are dedicated to the betterment of our communities. As part of that dedication, we established a Foundation in 2004. Our non-profit Foundation, which is funded completely through the contributions of our members, provides grants to our neighbors in need.

The Foundation works with social service agencies and clergy members to identify grant recipients; we do not accept applications directly from the public.

Grants have been used for a variety of updates and installations including: Roof repairs, electrical upgrades, window replacements, garage door installation, plumbing updates, handicap access installation, well and septic updates, bathroom repairs, replacing hazardous steps, renovations to accommodate wheelchairs and replacing dangerous flooring.



CLICK [HERE](#) TO
LEARN MORE ABOUT
THE FOUNDATION!!



September 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

- 1st - RANWW BOD Meeting, 9:00AM
- 8th - RANWW Foundation Meeting, 9:00AM
- 9th - [Golf Outing at Wild Ridge!](#)
- 15th-16th - [Conceal Carry Class](#)
- 17th - **Advanced:** [Conceal Carry Class](#)
- 20th-22nd - [CMLS 2021](#)
- 27th - Lunch & Learn SAFETY SESSION
- 29th - [Awards, Installation & Past Presidents' Appreciation Celebration](#)

October 2021

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

- 4th to 6th - [WRA 2021 Convention](#)
- 12th - RPAC Event: The Creamery
- 14th - [New Member Orientation](#) (NMO)
- 15th - NWWMLS Board Meeting
- 28th - Blood Drive (**Flat Creek Lodge, Hayward WI**)
- 29th - RANWW Board Meeting





WISCONSIN REALTORS® ASSOCIATION

LEGISLATIVE REPORT

2 0 2 1



REALTORS' POLITICAL ACTION COMMITTEE

Your best investment in real estate.

LEARN MORE at wra.org/RPAC



RPAC REPORT

Legislative Updates

THE CHAIR

CHAPTER 5

The Chair.

Besides the obvious usage for sitting, The Chair has a different meaning altogether when it comes to real estate. The Chair symbolizes a seat at the table for a REALTOR®, GAD or lobbyist when legislation that will affect housing, land use and the rights of private property owners are discussed, or local ordinances regarding zoning and land use are planned.

The Chair means that your business interests are being represented, policies that make it easier for your customers to achieve the dream of homeownership are realized and that bills that are an impediment to housing are defeated. In short, we have a seat at the table.

***Because we had a seat at the table*, property taxes in Wisconsin will decrease by \$650 million, broadband will expand by a combined \$225 million, technology at DSPS will be upgraded to simplify online credentialing, owners of waterfront properties had their riparian rights restored to place a pier and your industry was deemed an essential business at the start of the COVID-19 pandemic.**



To have a meaningful dialogue with our elected representatives, we need to support them. How? Through the three principals of the REALTOR® Party: Vote, Act, Invest. First, vote for REALTOR® champions at all levels of governance. Next, act by attending REALTOR® & Government Day February 9th in Madison and last, invest in Direct Giver.

If you have made an investment in Direct Giver this year, please accept our thanks, if not now is the time to do so. Direct Giver is a minimum investment of \$100 up to \$1000 that goes to support local, state, and federal candidates that support your industry. It does not buy votes. If a politician can be bought for \$100, we need to have a different conversation with them. Your investment in Direct Giver can go to the candidate(s) of your choosing. By supporting REALTOR® champions, you are supporting your industry and assuring that decisions regarding housing and land use will have a REALTOR®, GAD or lobbyist at the table.

In...The Chair.

Please make your Direct Giver investment using WRAs secure website:

<https://secure.donationpay.org/wra/directgiver.php>



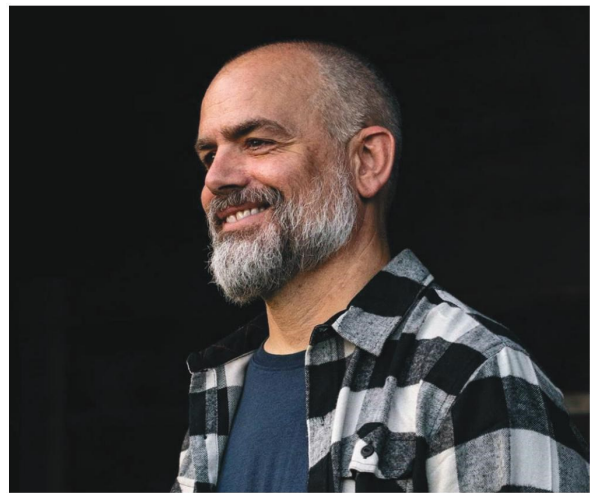
Fundraising Gala

Tuesday, October 12 • 6 - 9 PM at the Creamery in Haugen

Featuring:
Keynote Speaker

Michael Perry

New York Times bestselling author, humorist, playwright, and radio show host from New Auburn, WI.



Are you currently a major investor in RPAC?
Come get recognized as a Major Investor!

Want to become a Direct Giver or Major Investor?

Invest \$100 - \$999 Direct Givers/\$1000 or more for Major Investors

\$100 to attend, Visa, Mastercard or AMEX via WRA's secure website:

<https://secure.donationpay.org/wra.directgiver.php>

Checks payable to Direct Giver must be received prior to the event to secure your R.S.V.P.

Email bruce@ranww.org for questions and to RSVP.

Contributions to RPAC and deposits with WRA's Direct Giver Program are not tax deductible as a charitable contribution or business expense for federal income tax purposes. Contributions will be publicly disclosed as required under law. While this contribution is not being made to a political party or candidate, contributions will be used to support political activities in connection with federal and state elections and are subject to the prohibitions and limitations under those laws. Individual contributions are only accepted from United States citizens or permanent resident aliens. A contributor also cannot be a foreign principal or federal contractor. Under no circumstances should a contributor be reimbursed by another person or entity for the purpose of making the contribution. Any contributor should be making the contribution from its own funds.

The decision to contribute or not to contribute is entirely the contributor's. No favors will be granted or reprisals taken based on the amount of a contribution or a decision to contribute or not to contribute. Any guidelines for contributing or requested contribution amounts are merely suggestions.



Wednesday, September 29th, 2021 • 6PM - 9PM
at Turtleback Golf Course
1985 18½ Street, Rice Lake

Event Agenda

6:00PM - 6:45PM **Social**

6:45PM - 7:30PM **Dinner**

7:30PM - 8:45PM **Program**

ATTIRE: Business Casual

Name: _____

Guest: _____ (Members pay for guest meals only)

Will Attend:

_____ Awards & Installation Banquet with buffet dinner (Guest \$20)

RSVP by September 22nd, 2021
To: RANWW, 3460 Mall Dr. Ste #5a, Eau Claire, WI 54701
or email Luisa@ranww.org