



RANWW

Realtors® Association of
Northwestern Wisconsin

Making Your Membership Work For You

October Newsletter

Mark your Calendar

October 3

Broker Roundtable-Lunch-Rice Lake

October 8

Broker Roundtable-Happy Hour RANWW

October 9

Community Table Volunteer Opportunity

October 10

Legislative Candidate Meet & Greet

October 12

1st Annual RANWW ATV/SXS Ride

MLS

- Transition Alert: LOCKBOX CONVERSION!
- The Branding Center tool is live!
- Free Realtor.com PRO available

ADVOCACY

- Do you invest in RPAC?

PROFESSIONAL GROWTH

- CE - Have you started?
- In person CE at Lakeshore Realtors® Association

UPCOMING EVENTS

- Broker Roundtables
- Community Table Volunteer Opportunity
- First Annual ATV/SXS Ride
- Lock Box Conversion & Training
- Economic Update with Lawrence Yun

ASSOCIATION UPDATES

- 2025 Annual Dues Renewal

When REALTORS® Come Together, Good Things Happen



Welcome Our Newest Members

Alexander Bauchle

Chippewa Valley Real Estate

Ana Capetillo Macias

Woods & Water Realty

Joseph Dress

Jason Mitchell Real Estate

Lauren Ellis

General Property Management

Emily Johnvin

Keller Williams Realty Diversified



MLS

recent updates & info



Have you claimed your **FREE** realtor.com® profile?

Get started with 2 easy steps

1. **Sign up** for a free realtor.com® professional dashboard account. If you're logging in for the first time, check out [these helpful tips](#).
2. **Sync your NRDS ID** to your dashboard to authenticate your REALTOR® status and show the world that you have subscribed to the REALTOR® code of ethics and are accountable to a higher standard. ***The profile claim process is not complete until your NRDS has been entered.***

Your Realtor.com PRO agent account allows you to:



Claim your FREE agent profile

Create an account to show up when local buyers and sellers are looking for an agent



Generate and manage leads

Connect with motivated buyers and sellers who visit Realtor.com® looking for an agent



Build your brand

Increase your visibility on Realtor.com and across social media with paid promotions



Win and sell listings

Access free data about your listings' performance, connect with local sellers, ace listing presentations, and run listing promotions

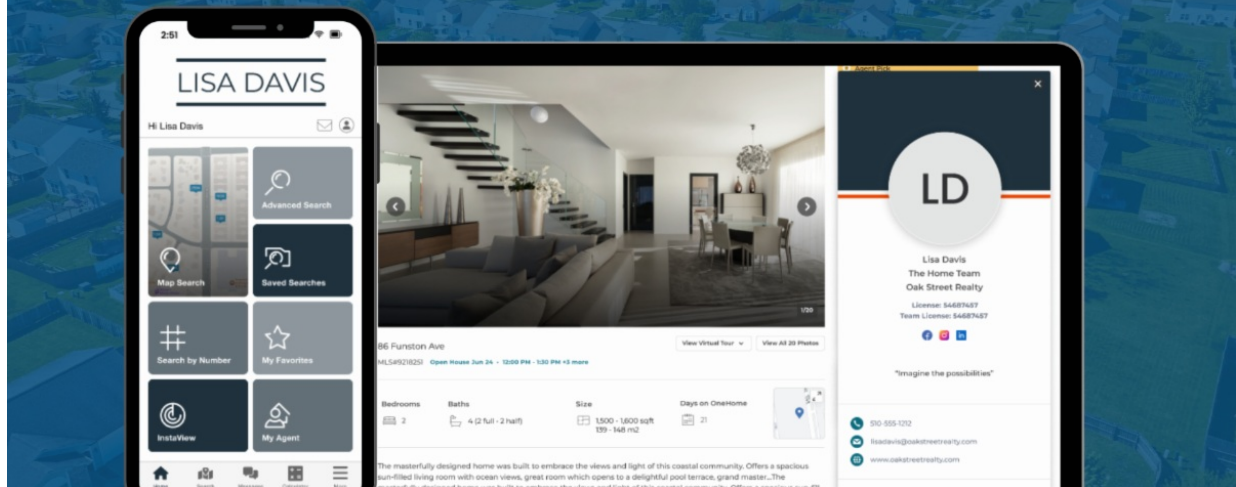
Want to take it a step further?

Join us for a [free educational webinar](#) to learn how to create a killer agent profile!

Your realtor.com® profile helps ensure you are easily discoverable to consumers searching for your expertise online along with increasing visibility for your experience, certifications and local knowledge. To claim your profile, you must first sign up for your [free realtor.com® dashboard](#). Your dashboard not only provides you the ability to claim and power up your realtor.com® profile, but you can also access tools to help you maximize your exposure and grow your business, enhance your listings on realtor.com®, track listing performance, manage leads, and more.

Branding Center

Your Branding Center Is Here See What's New!



The Branding Center is now available and it's time to let your professional brand **SHINE!**

With our easy system and just a few clicks, your CoreLogic ecosystem will be all about

YOU – YOUR colors. YOUR logo. YOUR brand!

Your clients, leads, and prospects will have a front row seat to the awesome agent that is YOU!

Access the Branding Center today through the “Manage Branding” link in your MLS-Touch Mobile app, OneHome Agent Portal, and Matrix application.

Click [HERE](#) to access an easy tutorial on how to use this new tool.

Register [HERE](#) to watch an in-depth webinar on the New Matrix Branding Tool.

Transition Alert: LOCKBOX CONVERSION!

Important Deadlines and Training Sessions for Smooth Conversion

Overview: We are transitioning from SentiLock to MasterLock lockboxes **starting mid-October**. All agents are encouraged to participate in the exchange and training sessions to ensure a seamless transition.

Key Points:

- **Lockbox Return:** No need to return all SentiLock lockboxes immediately. If they are currently in use, you have until November 30th, 2024, to switch them out. Please return any unused or broken lockboxes to the RANWW office as soon as possible to help us manage the workload.
- **Training Sessions:** Mandatory for those exchanging lockboxes or picking up new MasterLock lockboxes. Office administrators managing lockboxes should also attend. Sessions will be led by MasterLock professionals.

Training & Exchange Schedule:

- October 15th - RANWW Conference Room
- Sessions: 9:00am, 11:00am, 1:00pm, 3:00pm
- October 16th - RANWW Conference Room
- Sessions: 9:30am, 11:30am, 1:30pm
- October 17th - Rice Lake-Holiday Inn
- Sessions: 10:00am, 12:00pm, 2:00pm

Reminders:

- > Last date to use SentiLock lockboxes and access the SentiLock account and mobile app is November 30th, 2024.
- > Prepare ahead and make the transition to MasterLock smooth for your team!

[READ THE DETAILS HERE](#)

LOCKBOX CONVERSION

WHAT YOU NEED TO KNOW



SentriLock Boxes

You are not required to return your entire inventory of SentriLock lockboxes on these dates. If they are currently in use on a listed property, **you have until November 30th, 2024**, to replace them with a new MasterLock lockbox.

- Please help us with the workload by returning any unused or broken lockboxes to the RANWW office prior to conversion.



Training Sessions

Please register and attend one of the sessions if you plan to exchange SentriLock lockboxes for new MasterLock lockboxes or if you are simply picking up new MasterLock lockboxes.

- If you have office administrators managing lockboxes for your office(s), please have them attend one of these sessions. MasterLock professionals will be available to train you and your staff on how to manage the new inventory.



**EXCHANGE/TRAINING
SCHEDULE**

October 15th/RANWW Conference Room

- 9:00am – 10:30am
- 11:00am – 12:30pm
- 1:00pm – 2:30pm
- 3:00pm – 4:30pm

October 16th/RANWW Conference Room

- 9:30am – 11:00am
- 11:30am – 1:00pm
- 1:30pm – 3:00pm

October 17th/Rice Lake-Holiday Inn 824 Bear Paw Ave

- 10:00am – 11:30am
- 12:00pm – 1:30pm
- 2:00pm – 3:30pm



**ATTENTION REALTORS® WITH LISTINGS IN EAU CLAIRE:
IMPORTANT REMINDER ON SIGNAGE REGULATIONS**

If you have listings in the City of Eau Claire, please take note of the **City Ordinance Chapter 16.16.130**, which addresses prohibited signs. This ordinance clearly states that no signs, pictures, posters, or advertisements should be placed within the public right-of-way. This includes curbs, sidewalks, telephone poles, boulevards, bridges, and similar objects.

The only exceptions are official public signs authorized by a governmental agency. To avoid any potential issues or fines, please make sure all signage related to your listings is in compliance with this ordinance.

Your attention to this matter is greatly appreciated as we work together to maintain a professional and respectful presence in our community.

If you have any questions or need further clarification, feel free to reach out.

RANWW STAFF



Advocacy

Government Affairs

RPAC

REALTORS® Political Action Committee



As we enter October, we're making great progress with the Fairchild Community Design Charrette, focusing on gathering resident input for a shared future vision. Recent workshops highlighted ideas for green spaces and public amenities, and we're excited to share a SketchUp model below of the proposed downtown development incorporating this feedback. I'll keep you updated as the project evolves.

With Election Day approaching, we are intensifying our fundraising efforts for [Direct Givers](#) and [RPAC](#). These funds play a vital role in supporting candidates who champion the needs and interests of our community. Your contributions help ensure that our voices are represented in local government, allowing us to shape policies that impact our homes and businesses.

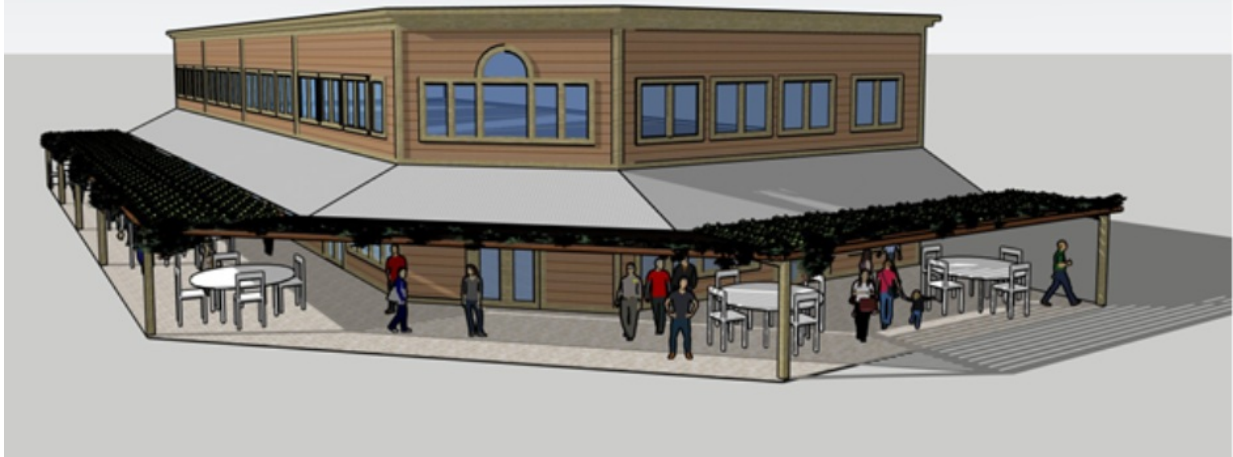
One way to get involved before the election is by attending the **Legislative Candidates Meet-and-Greet**. It's a great opportunity to engage with candidates and learn more about their platforms. There will also be a **voter registration** and information table, where you can confirm the Assembly District in which you reside. This event is being held at the Phillips Memorial Public Library, 400 Eau Claire St. Eau Claire, WI 54701. Room 306.

To learn more, visit the Chamber's events page [here](#).

And as always, we urge you to stay informed and continue to support Direct Givers and RPAC. Invest now to support the future of Real Estate. Links below.

Thank you for your ongoing support and dedication!

Downtown Fairchild Growth SketchUp



Madelyn Woodhull

Madelyn Woodhull
RANWW Advocacy Coordinator



Do you invest in RPAC? When you invest in [RPAC](#), your money is pooled together and contributed on a nonpartisan basis to candidates who support housing and real estate interests. If you wish to designate which candidate receives your investment, invest in the [Direct Giver program](#).

Donate to RPAC



Contact your local
Advocacy Coordinator,
Madelyn Woodhull
715-835-0923
madelyn@ranww.org

Donate to Direct Giver



Professional Growth

REAL ESTATE CE Courses – deadline Dec 14th, 2024

Have you started your CE requirements yet? Don't wait any longer!!

The December 14th deadline is fast approaching. Now is the time to check in on your progress to ensure timely renewal.

For the 2023-24 biennium, the 18 hours of required credits include the completion of 18 one-hour course topics, comprised of 12 mandatory courses and 6 elective courses. Coursework must be completed by December 14, 2024.

Don't wait. Start your courses today!

Important Information

2024 REALTOR® & Government Day attendance and exam completion - 1 Elective Credit
2024 June or April WRA Legal Update - Course 6

*After you complete your CE Credits, you will upload your course credit name and date completed to the [DSPS website](#) once license renewal is open (usually October).

**Learn more & get
registered>>>**



Upcoming Events

Legislative Candidates: Meet & Greet

October 10th, 2024 | 4:00 pm - 6: pm

With the November 5 Election approaching, take advantage of this opportunity to informally meet the candidates who will be on the ballot in your local State Assembly District. In a format similar to a parent-teacher conference or a reverse job fair, each candidate will be assigned a table where they can greet voters and answer questions. All Legislative candidates in area Assembly Districts 67, 68, 69, 91, 92, 93 were invited.

There will also be a voter registration and information table where you can confirm the Assembly District in which you reside. To check now, go to the [Wisconsin Legislature website](#) and enter your voting address.

NO REGISTRATION REQUIRED

What's on Your November Ballot? - A Pints & Politics Event

October 29th, 2024 | 4:00 pm - 5:30 pm

Get a non-partisan overview of what's at stake in the upcoming election. Understand the candidates, state and federal offices, and local referendum issues before heading to the polls.

[CLICK HERE TO REGISTER](#)



RANWW recognizes there are many changes in the industry locally, statewide, and nationally. We want to take this opportunity to bring our Brokers together throughout our jurisdiction to hear what is working, what is not working and learn from each other.

October 3rd | 12:30 - 02:00 pm

Superior Choice Credit Union, 501 Macauley Ave, Rice Lake, WI

REGISTER

Lunch sponsored by Superior Choice Credit Union

October 8th | 4:00 - 5:30 pm

RANWW Conference Room, 3460 Mall Drive Suite 5B, Eau Claire, WI

REGISTER

Happy Hour sponsored by RANWW



Join Us in Celebrating New Beginnings: Faith & Women Build Dedication Ceremony!

We are thrilled to invite all RANWW members to a special community event—the Home Dedication Ceremony for the Faith & Women Build project in Menomonie!

Our association is proud to have participated in this build and contributed funding to help make these homes a reality. This is a wonderful opportunity to celebrate the hard work and dedication of everyone involved.

This dedication marks the culmination of countless hours contributed by corporations, clubs, organizations, and individual volunteers who have made a positive impact on the lives of families in our community.

Please join us as we celebrate this milestone and honor the efforts of everyone who helped build these homes. We hope to see you there!



Date: Wednesday, October 9, 2024

Time: 4:00 PM

Location: 1240 Brickyard Road,
Menomonie, WI

First Annual RANWW No Frills ATV/SXS Ride

October 12, 2024



No machine? No problem!
Get 25% your rental by reserving at
www.trailheadadventure.com

TRAILHEAD

Adventure

Off-Road Rentals

Join the First Annual RANWW No Frills ATV/SXS Ride!

Date: October 12th, 2024 | Location: Rice Lake, WI

Get ready for a day full of fun, camaraderie, and adventure on the trails as we host our first-ever RANWW No Frills ATV/SXS Ride! This event is open to all members and is a great opportunity to explore the beautiful Rice Lake trails together.

Event Details:

- No charge to join
- Bring your own machine OR rent one in Rice Lake (details below!)
- Coordinated stops along the way
- Bring your own food and beverages (or purchase at stops)

Don't have a machine?

We've partnered with Trail Head Adventure in Rice Lake to offer a 25% discount on rentals if you book a rental for the event! Choose from brand-new 2024 Polaris Side by Sides with up to 6 seats. Just use the code RANWW25RIDE when booking.

Important: All participants are required to [register for the event through RANWW](#), whether you're bringing your own machine or renting one.

To book your rental and learn more, visit www.TrailHeadAdventure.com. We can't wait to see you there!

Bring in the fall season with a
good old fashion chili cookoff ↘



Join us at the
W&W Realty, Inc. Regional Office
2105 Commercial Blvd
Chippewa Falls WI 54729


Chili COOK OFF



Do you
think your
office has the
BEST chili?
(Bring Only One
Chili/Office)

THURSDAY,
OCTOBER 24TH
11:30-12:30 PM

Minimum \$1 to vote ~ the chili
with the most donation money wins!



WOODS & WATERTM
REALTY INC.
Your Real Estate Store[™]

**ALL REALTORS, MORTGAGE LENDERS, TITLE
COMPANIES, AND RANWW STAFF ARE WELCOME!**

PLEASE RSVP SARA AT 715-723-4663 (by Oct. 18th)

ALL MONEY WILL BE DONATED TO EAU CLAIRE & CHIPPEWA FOOD PANTRY

Mark Your Calendars

- Collaborative Discussions for Real Estate Excellence: October 3rd and 8th
- Eau Claire Community Table Volunteer Opportunity: October 9th
- State Assembly Meet and Greet: District 67, 68, 69, 91, 92, and 93: October 10th
- First Annual RANWW No Frills ATV/SXS Ride: October 12th
- Lockbox conversion/training RANWW Conference Center: October 15th & 16th
- Lockbox conversion/training Holiday INN Rice Lake: October 17th
- Pints and Politics: What's on your November Ballot?: October 29th
- Economic Update with NAR Chief Economist, Lawrence Yun: November 19th
- REALTOR® Ring Day - multiple locations: December 6th
- Installation & Awards Banquet + Holiday Social: January 10th, 2025

Visit our [EVENTS CALENDAR](#) to learn more and register.



Association Updates

RANWW

- **2025 Dues Renewal Statements** will be emailed this year only. No paper copy will be sent regular mail.

NAR

New "Consumer Guides" Available: Negotiating Written Buyer Agreements & Seller Concessions

We're excited to share the latest addition to the NAR "Consumer Guide" series, Negotiating Written Buyer Agreements. This guide helps consumers understand what to expect when discussing services and compensation with their REALTOR®. It's a valuable resource for ensuring clients are well-informed when navigating these important conversations.

You can access this new guide, along with other helpful resources, in both English and Spanish at [facts.realtor](#).

Here's a quick look at the guides available so far:

- **NEW: [Negotiating Written Buyer Agreements](#)**
 - **NEW: [Seller Concessions](#)**
 - **[Why Am I Being Asked to Sign a Written Buyer Agreement?](#)**
 - **[Open Houses and Written Agreements](#)**
 - **[REALTORS'® Duty to Put Client Interests Above Their Own](#)**
 - **[What Veterans Need to Know About Buying a Home](#)**
 - **[Offers of Compensation](#)**
-



Affiliate Connection

Protect Your Land with Property Fraud Alerts

Do you know the value of your title company?

Land and other forms of property scams are becoming increasingly popular in our industry. Title companies are a great recourse in protecting your clients and their property. Reach out today to learn more about the services they provide. Some services may not even be an extra charge.

The attached document is a great and easy way to get started and learn more about protecting the property you already own. [Get the document HERE](#)

WRA Member Benefits

NAR Member Benefits

Stay Up to Date with the State and National REALTOR® News

[WRA Website](#)

[NAR Website](#)





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Top Notch Support is Just a Phone Call Away

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