



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County

14195 Tuolumne Road
Sonora, California 95370

Phone: 209.532.3432 Fax: 209.5339418

www.TCRealtors.org



April 2017

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	4	5 Board of Directors Meeting 9am @TCAR	6 Groveland Gathering 11:30 - 1 @ Two Guys Pizza Pies	7	8 Home & Garden Show @ Mother Lode Fairgrounds 9-5
9 Home & Garden Show @ Mother Lode Fairgrounds 10-4	10	11	12 LGR Meeting 12 pm	13 MLS Committee Meeting 11:30am	14	15
16	17	18	19	20	21 1031 Exchange Class @ TCAR 10-12	22
23	24	25	26	27	28 Tuolumne County Housing Program 10-12	29
30						

Tuolumne REALTOR®

“The Voice of Real Estate for Tuolumne County”

Our mission is to contribute to the elevation of our professional Realtor® image and to support our members commitment to success.





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NEW
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WELLS FARGO HOME MORTGAGE

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A better way to buy your first home, with as little as 3% down

If you're looking to buy a home of your own, look into **yourFirst Mortgage**. Our low down payment, fixed-rate mortgage could help you become a homeowner sooner than you think. Talk to me about loan amount, type of loan, and type of property to ensure eligibility.

New features — just for you

Start with your unique opportunity to earn a lower interest rate

Being an informed buyer puts you in the best position possible. When you complete a homebuyer education course and your down payment is less than 10% — you can reduce your mortgage interest rate.

And there's more:

- Down payment and closing costs can come from your own savings, monetary gifts, and assistance programs
- The home seller also can contribute to your closing costs
- Your income may include the income of others who will be living with you, like family members
- Credit history may come from traditional sources like a credit report, and non-traditional sources like tuition, rent, or utility bill payments



Even if you're not a first-time homebuyer, this program is available to you.

Keep in mind — with a low down payment, mortgage insurance will be required which increases the cost of the loan and will increase your monthly payment. I'll explain the options available, so you can choose what works for you.

When you're ready, let's talk

I'll be by your side, with tools and resources to help you move through the process with confidence as you buy your first home.



Jamie Trimeloni
Home Mortgage Consultant
NMLSR ID 226528



Phone: 209-627-5742



www.wfhm.com/jamie-trimeloni
jamie.r.trimeloni@wellsfargo.com



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TCAR EASTER DRIVE TO BENEFIT

in†erfaith Community Social Services

Help give families in need a Happy Easter.

The Tuolumne County Association of REALTORS® Charitable Fund & in†erfaith Social Services is reaching out to collect donations to help those in need this Easter Season.

The Association is collecting monetary donations for in†erfaith as they will put together Easter baskets to feed those in need.

We estimate each basket to cost \$50.00 any contribution would be much appreciated. *Donations are due to the Association office no later than Wednesday, April 12th.*

*Checks should be made payable to:
Tuolumne Association of REALTORS®
Charitable fund(47-1404440).*

YOU can help feed families in need this Easter!





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MLS Corner

Please take a few moments to read this **IMPORTANT** warning from the Real Estate Commissioner.

<http://realtytimes.com/agentnews/agentadvice/item/1000989-20170328-real-estate-commissioner-issues-warning-to-agents-and-brokers>

The Association has been fielding a number of complaints concerning, Coming Soon, Sneak Peak Listings, 24 Hour Preview and others. The Association verified with C.A.R. Legal this type of advertising. Although it might sound like a great marketing tool, this type of marketing doesn't conform to the Code of Ethics nor the MLS Rules and Regulations & agents **MUST ALWAYS** Paint a TRUE picture!

"Sneak peak", Coming Soon and 24 Hour Preview if happening without either MLS submission or a waiver, would be a violation of the MLS Rules. If an SELM is submitted the agent can market off the MLS if he/she chooses, although there are certain legal and ethical considerations that the agent needs to keep in mind. And as always, per the COE and MLS Rules, representations made by the agent must meet the true picture standard.

T.C.A.R. MLS Rules and Regulations:

7.5 Mandatory Submission. Broker Participants shall input exclusive right to sell or exclusive agency listings on one to four unit residential property and vacant lots located within the service area of the MLS within 2 days after all necessary signatures of the seller(s) have been obtained on the listing or at the start date of the listing, whichever is later. Only those listings that are within the service area of the MLS must be input. Open listings or listings of property located outside the MLS's service area (see section 7.7) are not required by the service, but may be input at the Broker Participant's option.

7.6 Exempted Listings. If the seller refuses to permit the listing to be disseminated by the service, the listing broker shall submit to the service a certification signed by the seller that the seller does not authorize the listing to be disseminated by the service.



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Be Seen and Heard at C.A.R.'s 2017 Legislative Day!

Governor Brown Invited to Prominent C.A.R. Annual Event

C.A.R.'s annual Legislative Day in Sacramento on May 3, 2017 gives **YOU** an invaluable opportunity to make your voice heard at the State Capitol!

Legislative Day is a key opportunity for all California REALTORS® to meet their state legislators and discuss how legislation can directly impact the real estate industry. This is not only a great investment for your business, but also provides you with the chance to hear from California's most dynamic political leaders!"

C.A.R. kicks off Legislative Day with the Morning Briefing which outlines all the hot state issues affecting California's real estate industry right now. C.A.R. has invited Governor Jerry Brown to this event to add his valuable perspective on these critical issues and how they affect the state overall.

Immediately following the Morning Briefing, REALTORS® will walk to the Sutter Club. The luncheon at the Sutter Club is where our local legislators will be invited to attend and speak to the members of Region 7.

Click on the Eventbrite link below to RSVP for the Region 7 Luncheon & purchase your meal by Wednesday, April 12th.

<https://legdayluncheon2017.eventbrite.com>

**Mark Wednesday, May 3, 2017 on your calendars
and prepare yourself for an amazing Legislative Day!**



Call T.C.A.R 532.3432 to RSVP for the FREE bus

Or email: Jennifer@tcrealtor.org



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45 is
sweeter
than 12!



C.A.R. now provides **FREE**
45-hour Online CE Packages.
Learn more at 45free.car.org

You're Welcome.



Calaveras County Association
is looking to hire a GAD
(Government Affairs Director)
If you know anyone you think might qualify
please direct them to
www.calaverasrealtors.com website for more
details.

Thank you,
Valerie Moon
Association Executive
Calaveras County Association of Realtors®

**Don't Miss the 36th
Annual Home & Garden Show**
Saturday, April 8th - 9am to 4pm
Sunday, April 9th 10am to 4pm



Mother Lode Fairgrounds
220 Southgate Drive, Sonora

*Need someplace to host your
next event or know someone
who does??
We have the perfect place for
you!*



Contribute to the Realtor® Action Fund!

By contributing to the REALTOR® Action Fund,
you are helping to protect private property rights thru
C.A.R.'s lobbying efforts, and creating the opportunity
to help someone achieve the American Dream!

**[CLICK HERE](#) FOR MORE INFO ON
C.A.R. REALTOR ACTION FUND**