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WCAR's Web site

Tiffany,

Dear WCAR Member:

For many years, the Williamson County Association of Realtors has wanted to purchase our own property. During this time, we have considered several options in the area but none have worked out. We believe we have identified a space that will meet our needs, fit our budget and provide us a new and vibrant headquarters office.

We are currently in the due diligence stage of a possible purchase of 6,500 square feet of office condo space in the Jamison Station project which is at the corner of Franklin Road and Liberty. We have until June 19 to finalize this agreement.

In an effort to assure we have considered every possibility, we are making a request for proposals which meet the following criteria:

- 5500-6500 Square Feet
- Total Price not to exceed \$1.5 Million, including build out of all space
- Must be available for occupancy no later than February 2011
- Currently zoned for our intended use
- Property must be located in Williamson County

We very much want to take advantage of this terrific opportunity of lower prices and attractive interest rates. We have already contacted our affiliate members who are in the banking industry regarding the financing of a possible purchase.

If you have a property which meets the above criteria, please email our buyer representative, John Gifford at John.Gifford@colliers.com by 10:00 a.m., Thursday, June 3.

Thank you for your participation in this effort.

Karen Baker President

A word from Karen Baker



The very nature of being in real estate is directly correlated to volunteerism. We are trained to be servants to the public good and to be part of

communities we serve at the highest levels. This month many of us have been focused on the disastrous flooding that has devastated many of our friends and neighbors. We have in the past watched as other communities have emerged from natural disasters such as this, all the while saying "Thank goodness that was not us."

This time however it is us. It is our friends, neighbors and clients. It is difficult to wrap your thoughts around the amount of devastation that even a "thousand year flood" can cause. But we are resilient! As stated before, we have been trained through the ranks to serve others and that has come through in the massive amounts of volunteers and local support from businesses and churches in the area. Our members have been busy as well. We have volunteered with our office co-workers and as individuals and we continue to do so. Giving of our time and resources will help to quickly get our communities back in business and help us all as neighbors and business people.

We thank our membership for all of the service they have already provided and look forward to showing the community the type of servant-leadership that our members are willing to give. WCAR's value is in our strength as members and we appreciate the strength and support shown to those in need over the past weeks.

Join WCAR for our Member Community Workday June 11th. If you would like to volunteer with your fellow members, please contact Christy at the WCAR office either by [e mail](#) or by calling the office at 615-771-6845. More details of the workday will be forthcoming.

As always, I am honored to serve you.

[Contact Karen](#)

May 2010 Flooding

The leadership of the Williamson County Association of REALTORS® is actively seeking to identify and document our members that were adversely impacted by recent flooding in Williamson County and the Middle Tennessee region. We realize this situation will continue for many weeks and flooding victims will experience various, unusual, and diverse phases of recovery. Your Board of Directors requests input regarding how we may personally assist or communicate your needs to a qualified source as you work through the process.

Please provide a brief description of your situation by completing a [Flood Relief Form](#). Completed forms should be returned to WCAR via [Em ail](#) or fax (771-6621).

Insurance Co. To Bring Hundreds Of New Jobs To Williamson Co.

(Franklin, TN) -- Williamson County is about to be home to hundreds of new jobs. Jackson National Life Insurance Company is expected to make an announcement today that it will open new corporate offices in Cool Springs. The corporate recruitment deal could mean about 500 jobs for the region. Founded in 1961, Jackson sells insurance, retirement and investment packages.

WCAR 22nd Annual Golf Tournament



The WCAR 22nd Annual Golf Tournament on **Monday, June 21st** at Westhaven Golf Club is sold out. Only 2 sponsorship opportunities are available. All proceeds from this event will benefit the [REALTOR® Good Works Foundation of Williamson County, Inc.](#) This foundation provides \$16,000 in college scholarships annually to students in the Williamson County School System.

Click on [22nd Annual WCAR Golf Tournament](#) for additional information, or contact David Pair via Email or phone (771-6845).

WCAR New Members

WCAR is proud to announce our new members for May 2010

Abby Fields ~ Benchmark
Sonya Sparkman ~ Benchmark
Clint Proctor ~ Bob Parks Realty
Julie Arnold ~ Christian Realty
Susan Winter ~ Coldwell Banker
Todd Fenton ~ Crye-Leike Commercial
Paula Fairchild ~ Exit Real Estate Assoc
Cindy Brooks ~ Exit Realty Music City
Brandon Bailey ~ Home & Country
Ed Mills ~ Johnson & Thompson
Barry Wallace ~ Keller Williams
Susan Smith ~ Keller Williams
Bob Benjamin ~ Re/Max Elite
Edith Swift ~ Re/Max Elite
Matt Ward ~ Re/Max Elite
Charlie Kraft ~ Silverpointe Properties
Susan Sloan ~ The Jones Company
Jerry Denson ~ West Main Realty
Connie Dunlop ~ Zeitlin

Property Tax Increase for Spring Hill?

(Spring Hill, TN May 25, 2010) -- Property taxes could be on their way up in Spring Hill. City leaders are considering increasing the current tax rate by 28-cents in hopes of preventing a two-million-dollar deficit. The rate now stands at 60-cents per 100-dollars of assessed value. The increase would mean a 140- dollar increase in taxes for the owner of a 200- thousand-dollar house. City officials are scheduled to discuss the idea tonight.

RealTracs Tip of the Month

Did you know you can access live RealTracs data and photos via your phone browser? Go to wap.realtracs.net and login using your RealTracs username and password. Make sure you do not type www in the address. Once the main menu loads, you can use your phones menu button to bookmark the site for future use. Questions? Contact Stacy@RealTracs.com or tech support 615.385.0777

Misuse of the Sentrilock System Could Cost You \$100



According to **Section X: Penalties** of the MLS Rules & Regulations: 10.1 When a user is found in violation of any portion of the Rules & Regulations of the MLS, the MLS Directors have the right to impose appropriate fines and/or fees in keeping with the nature of the offense.

It shall be considered a misuse of the SentiLock electronic lockbox system: (i) to loan a SentiCard to anyone; (ii) to remove the key from the property; (iii) to give or loan the key to anyone else; (iv) to remove

a SentiLock from a property without the lockbox owner's permissions;
or (v) any other misuse of the electronic lockbox system as determined by the Directors. There shall be a fine of \$100.00 for misuse of the electronic lockbox system.

The Education Station



You can logon to the [TREC website](#) at any time to check the status of your continuing education hours.

Purchase & Sale Agreements That Pack A Punch

Tuesday, June 1, 2010 ~ 12:00pm - 4:00pm

\$50 / \$60 non-members / 4 hours TREC

Instructors: Marty Calfee and Gail Wallin Johnson

Social Media: How To and What To

Tuesday, June 8, 2010 ~ 9:00am-12:00pm

\$40 / \$50 non-members ~ 3 hours TREC

Instructor: Attorney Brian Smith

Auction as an Option

Thursday, June 10, 2010 ~ 9:00am-12:00pm

\$40 / \$50 non-members ~ 3 hours TREC

Instructor: Dick Casada, Auctioneer

TN Agency Law: Are you My Agent?

Monday, June 14, 2010 ~ 9:00am-11:00am

\$30 / \$40 non-members ~ 2 hours TREC

Instructors: Marty Calfee and Gail Wallin Johnson

Home Inspections: What Every Agent Should Know

Tuesday, June 15, 2010 ~ 9:00am-12:00pm

\$30 / \$40 non-members ~ 3 hours TREC

Instructor: Randal Fly, Broker, GRI

Fair Housing

Tuesday, June 22, 2010 ~ 9:00am-11:00am

\$30 / \$40 non-members ~ 2 hours TREC

Instructor: Brenda Tuck, Broker

Unethical or Bad Judgment?

Wednesday, June 23, 2010 ~ 9:00am-12:00pm

\$40 / \$50 non-members ~ 3 hours TREC

Instructor: Sandra Tanksley, Broker, GRI

NAR's Green Designation

Monday & Tuesday, August 23rd & 24th ~ 9:00am - 4:00pm

\$275 members / \$295 non-members / 12 hours TREC

Instructor: Terry Watson, Instructor Extraordinaire

NAR's Green Designation Residential Elective

Wednesday, August 25th ~ 9:00am - 4:00pm

\$150 / \$175 non-members, lunch provided / 6 hours TREC

Instructor: Terry Watson, Instructor Extraordinaire

For more information, click here <http://www.williamsoncountyrealtors.org/education/default.aspx>

FHA Approves Electronic Signatures

Great news for real estate professionals! The Federal Housing Administration (FHA), now accepts electronic signatures on real estate contracts. This new process will allow an easier, faster way to help your clients get more offers and spend less time gathering contract signatures.

To read more on this new government approval, [click here](#).

REALTORS® Can Now Receive Special Benefits On Electronic Signature Services:

The National Association of REALTORS® has selected DocuSign® as the official and exclusive provider of electronic signature services to members under the REALTOR Benefits® Program. Members can now receive a 30-day risk free trial and 20% off the retail value of their DocuSign® subscription.

[Read more...](#)



Avenue Bank is a local lender. We originate, process, underwrite, and fund loans locally. We use local appraisers who know our market. Always competitive. Always responsive. Conforming, FHA, and jumbo loans.

Call Jeff Tucker, Vice President, Avenue Bank: 615-386-4352 or email:

jeff.tucker@avenuenashville.com

Christy Watkins, Office Mgr./Exec. Asst.
Williamson County Association of REALTORS®

email: christy@williamsoncountyrealtors.org

phone: 615-771-6845

web: <http://www.williamsoncountyrealtors.org>

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