

COCBR NEWSLETTER

Your most current source of local REALTOR® News

Photo by James Thibault

Tip of the Week

Education/Information

Highlight

Deadline for Rooms

October 11 is the deadline to book a hotel for the 2019 REALTORS® Conference & Expo. Book with NAR to get the lowest room rates during the conference. [Click HERE](#)

Real Estate, Safety and You

Something to share with your clients to help explain the safety part of the coming process.



Increased Residential Appraisal Threshold

From NAR Washington Report

On September 27, 2019, a number of Federal Agencies adopted a final rule increasing the threshold for requiring an appraisal in residential real estate transactions from \$250,000 to \$400,000. Federally related transactions under \$400,000 will require an evaluation, rather than a full appraisal, to determine value of the real estate in question.

A federally related transaction is a non-Fannie Mae or Freddie Mac transaction and a non-federal financed transaction, such as loans under the Federal Housing Administration, the Rural Housing Service or the Department of Veterans Affairs.

[Lock Box Library Form \(Ctrl. + Right Click Here\)](#)

Office Hours for the business week of Oct 7th - Oct 11th

Monday	8am	-	4pm	OPEN	
Tuesday	8am	-	4pm	OPEN	
Wednesday	8am	-	3pm	OPEN	3-5 working RMLS Chat remotely
Thursday	8am	-	3pm	OPEN	3-5 working RMLS Chat remotely
Friday	8am	-	4pm	OPEN	

**BROKER TOUR****Wednesday, 8:30 AM**

Florence Senior Center
1570 Kingwood St
Florence, OR 97439

WHAT YOU NEED TO KNOW:

- Properties must be on RMLSweb no later than the day (Tuesday) before, by 10:00 a.m.
- If office staff puts the tours on for you, please make sure that you have your properties to them in time to meet Tuesday's 10:00 a.m. deadline.
- Tour reports are pulled from RMLS by Area. If your property is not in the weeks assigned area it will not be seen on the weekly report.
- If you believe your listing should be included in a tour area other than the area it's listed in, a request can be made to the COCBR office via phone or email.

Upcoming Tour Areas

October Hosted by: West Coast RE		
Oct.	9th	225,226,227 Coast Village, Greentrees Village &
Oct.	16 th	228 Florence Town
Oct.	23 rd	229 Florence Beach
Oct.	30 th	238 Florence East/Mapleton
November Hosted by: Windermere		
Nov.	6 th	230 Florence North
Nov.	13 th	231 South/Dune City
Nov.	20 th	225,226,227 Coast Village, Greentrees Village & Florentine
Nov.	27 th	228 Florence Town
December Hosted by: Berkshire Hathaway HS		
Dec.	4 th	229 Florence Beach 230 Florence North
Dec.	11 th	230 Florence North 231 South/Dune City
Dec.	18 th	231 South/Dune City
Dec.	25 th	No Tour

Letter from the EO

Going 'green' has been the goal of a lot of companies, cities and individuals for some time now. While REALTORS® are not one of the major contributors to global pollution, offices can do a few things to help the environment and their wallet. A lot of offices are going 'paperless' which we know is nearly impossible in this line of business, but we can certainly cut back on printing out all those forms that are likely going to be signed electronically or tossed without even being looked at. If you've paid for ink cartridges lately that's reason enough by itself! Creating virtual tours of homes can save you gas (aka. Emissions) and time-consuming trips to the property since people can examine the home at their own pace from the comfort of their couch. Researching ways to make homes 'green' can also benefit your business as more and more people are looking for homes that can create as much energy as they consume and lower power/water consumption. Whether you believe we are saving the planet or just being smart with our resources, we can all contribute making a more sustainable future.

James Thibault