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News & Events from Southern Vermont Board of Realtors®

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Southern Vermont Board of Realtors®

SVBR Member News - December 2015

President's Message

With the end of the year fast approaching and this my last newsletter before turning over the President's gavel to Adam Palmiter, I'm taking this opportunity to express my warmest thanks for all who gave their time and money to make this a very successful year for SVBR. We faced significant challenges at the start of 2015 and our progress in building a fully capable and qualified Realtor board has been remarkable.

We can all be proud of what we have accomplished and I look forward to ever greater accomplishments from the new Board of Directors in 2016.

Many thanks for your support!

John McPherson
2015 SVBR President

**SVBR Holiday Luncheon and Annual Meeting
December 17th, Hermitage Club, Wilmington**

December 17, 2015

12:00pm
SVBR Holiday Luncheon and
Annual Meeting
Hermitage Club
Wilmington, VT

Register

Vermont Realtors Designated Agency Training

Vermont Realtors has created training videos to help explain the new changes to the Designated Agency rules in Vermont that went into effect on December 1, 2015. [Click here to watch the videos](#)

Join the fun at the Annual Southern Vermont Board of Realtors Holiday Luncheon and Annual Meeting. Included in the festivities will be:

- Installation of Officers and Directors
- Realtor of the Year Award Presentation
- Milestone Realtor Recognitions
- RPAC Raffle with exciting prizes

Registration is complimentary for all SVBR members, however pre-registration is required.

Win a Chance for an iPad!

SVBR will be raffling off a new 32GB wifi iPad at the December Holiday Luncheon to benefit RPAC! And if you don't win the iPad, raffle entrants are eligible to win a runner up prize – your pick of a \$100 gift certificate to one of several local restaurants such as the much acclaimed Folly in Wilmington, Peter Havens and Hazel in Brattleboro and the new Four Columns in Newfane.

To enter the raffle, make out your check for \$25 to 'VT RPAC' and send it to Leslie Fraser, Four Seasons Sothebys, 24 W. Main St., Wilmington, VT 05353. There will also be an opportunity to purchase raffle tickets at the luncheon.

Each \$25 you contribute will earn you a 'ticket'. The winning tickets will be drawn at our luncheon meeting at the Hermitage Club on the 17th.

In case you are not aware, seventy cents of every dollar contributed to VT RPAC goes to political action at the state level and thirty cents to US Congressional lobbying.

Among the issues VR expects to be fighting against this session is proposed legislation for a 'service tax' on real

Local Market Statistics October 2015

The monthly market statistics reports for October 2015 are now available. A full review of the statewide market report can be seen at VermontRealtors.com.

To see the activity in our area click on these links:

[Bennington County](#)

[Windham County](#)

[Brattleboro](#)

[Dover](#)

[Stratton Mountain](#)

Quick Tip for zipForms:

How to send a.pdf document for signature

Follow these steps to send a document to someone for a signature.

- Save your PDF document to the appropriate file
- Open zipForms
- Click TRANSACTION
- Click E-SIGN
- Click BROWSE in upper right hand corner
- SELECT file or document to sign
- Click NEXT
- Click on name of signing party

estate commissions, legal fees and inspection charges. This is just one bill of many that would affect your pocketbook unless we push back.

Please help by buying a ticket today!

Designated Agency Goes into Effect December 1st

The Vermont Real Estate Commission has amended its Administrative Rules to include Designated Agency.

The new rules, which take effect on Dec. 1, 2015, eliminates limited agency and allows brokerage firms to adopt designated agency. This practice allows two licensees within a brokerage firm to participate in the same transaction with one representing the seller and another representing the buyer.

The changes allow one or more licensees to be designated as agents for a seller or buyer, rather than the current practice of all licensees within a brokerage firm owing fiduciary duty to the principal. It is important to note that designated agency is a choice, allowing brokerage firms to make no change and continue with the current agency model that is in place.

NOTE: Vermont Realtors® has made the appropriate changes to the Vermont forms to reflect the changes in Agency. New forms will be available to members in DotLoop by Dec. 1. The forms have also been submitted to zipLogix and should be available mid-December.

Mandatory Consumer Disclosure

On Dec. 1, 2015, revised Mandatory Consumer Disclosures

- Click DONE
- Click NEXT
- Locate initials and signatures in boxes on document
- Click SEND



RPAC represents nearly one million politically active Realtors® and here in Vermont, RPAC represents over 1,600 Realtors®.

No one knows a Vermont community better than a Vermont Realtor®. Realtors® know the lay of the land, the families, the best schools, the neighborhoods and the leaders of any given area. Vermont Realtors® are on the front line as defenders of real estate issues.

[Donate Today!](#)



The REALTOR® Action Center is where you learn how Voting, Acting and Investing in RPAC builds our political strength at every level of government.

[Click here](#) for more information on how much you save by being a member of the

must be used. The disclosure must be given to a consumer at the first reasonable opportunity and before discussing confidential information; entering into a brokerage service agreement; or showing a property. These forms replace the old Consumer Disclosure Forms.

REALTOR® Party.

Agents are advised to contact their managing broker to determine if their agency will operate as a Designated Agency firm or a Non-Designated Agency firm. Please download the appropriate Mandatory Disclosure Form below.

[Designated Agency Mandatory Disclosure Form](#)

[Non-Designated Agency Mandatory Disclosure Form](#)

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