



**Golden Real Estate
& Investment**

4425 W. Spring Mountain
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Las Vegas NV, 89102

June 2010

June 2010 Newsletter

“The study of economy usually shows us that the best time for purchase was last year.”
-Woody Allen

Summer Greetings

Hello Readers,

It's a new month and summer has come full force. Start spending your time outside and soak up the sun. This month we have plenty of new and updated information to give you, along with some important policy changes. Please enjoy the newsletter and your feedback is always welcome.

News & Announcements

Our broker Rosemary Zheng will be out of the office from June 14th to July 5th. She is going to the Shanghai World Expo. Should anyone be interested in attending this event, feel free to contact her. She was born and raised in Shanghai and could be helpful if anyone is planning a trip there. For those of you who didn't know yet, our company also has an office open in Shanghai to accommodate the increasing demands of overseas investors.

While Rosemary is away, Michael Ring will be in charge of the office so direct your questions to him...
How do you get paid when Rosemary is away?

1. Direct Deposit: The majority of the agents already signed up with our direct deposit. It is safe & fast. Your funds will be available within 24 hours after we authorize a payment to your accounts.

2. Bill pay from Wells Fargo: Instead of us issuing a commission check to you, the check will be issued from the Wells Fargo bank while we process it online. However, the bank is only going to mail the check to you. There is no option of picking it up in person.

3. Rosemary can sign your check after she comes back on July 5th.

Issues That Need Your Attention

1. Office Files

Once a file has been turned into the office it must stay in the office. If you need to update or work on your files please do so in the office and sign them back in the same day. These are the broker's files and need to be in the office. We do encourage agents to make copies for their own convince.

2. Unlicensed Assistants

All assistants should be registered with the office by filling out the unlicensed assistant new hire packet. The agent then needs to sign the packet, confirming the assistant knows the Do's and Don'ts of being unlicensed.

3. Office Dues

Please get your office dues in by July 1st. These dues help offset the office admin cost and keep the office running smoothly.

4. MLS Changes on Listing Withdraw

Once a listing is input into the MLS system, only your broker can withdraw the listing unconditionally and before it expires.



Timeline for Submitting Files

Listing Timeline

A fully executable listing agreement includes a broker's signature. This should be in a file within 3 days. Escrow instructions and prelim have 7 days from the week of contract.

Purchase Timeline

Please follow the same procedure as listing timeline. A file needs to be open at the office within 3 days; Escrow and prelim have 7 days.

Our Blog

Recently at <http://goldenrealestatelv.com> we have included into our community tab a blog that agents and alike can use to correspond with each other. We have already begun creating entries and are keeping everyone up to date with what's going on, our listings, and events that are to come. We will also try to include any video documentation that we can relate to our discussed topics, so keep a look out. If you have an account at any of the following: Google (gmail), livejournal, AIM, Wordpress, Typepad, and/or OpenID, feel free to post a comment to any of our topics and receive some feedback.

<https://www.google.com/accounts/Login?hl=en&continue=http://www.google.com>

<http://www.livejournal.com>

<http://products.aim.com>

<http://wordpress.com>

<http://openid.net/get-an-openid>

Zipforms

Please remember to update your zipforms on your laptop and desktop coming for this upcoming month.

Who's Exempt from SRPD

The following link leads to an article that is credited to Deanne M. Rymarowicz from GLVAR Legal Counsel:

http://www.lasvegasrealtor.com/newsletter/032610.asp?file=Legal_032610.html

The article explains the new form on Zipform, "Seller's Notice of NRS 113 Exemption," who is exempt from Nevada law by providing a Seller's Real Property Disclosure form, and some of the details on that.

A summary of that article can be found here: <http://blog.lasvegasrealtor.com/Legal/>.

See you next time!!!

Please contact the office at (702)651-8886 and look for MELODY OR ALEX if there are any changes on your contact information. It is very important to update us.

