



RANWW

Realtors® Association of
Northwestern Wisconsin

Making Your Membership Work For You

July Newsletter

Mark your Calendar

July 4

RANWW Office Closed

July 15-25

RANWW Online Voting

July 31

RANWW Monthly Mixer at Princeton
Valley Golf Club

August 21

Annual RANWW Golf Outing

MLS

- Be Seen. Be Known. Be Professional. Add Your Photo Now!
- Working with a Non-Member Agent? See tip below!
- MLS Reporting Reminder: Square Footage, Bedrooms & Bathrooms

ADVOCACY

- Do you invest in RPAC?

PROFESSIONAL GROWTH

- Make professional growth a priority

UPCOMING EVENTS

- Office closed July 4th
- Online Voting July 15-25
- July RANWW Mixer July 31
- RANWW Golf Outing August 21

ASSOCIATION UPDATES

- RANWW Welcomes Ian Gauger as our new Advocacy Coordinator

EMPOWERING REALTORS®, BUILDING COMMUNITIES.



Welcome Our Newest Members

Kacie Blatz

Keller Williams Realty Diversified

Ella Hutzler

Coldwell Banker Brenizer

Sophia Mahan

eXp Realty

Jack Strollo

Hometown Realty Group

Trevor Dombrowski

Keller Williams Realty Diversified

Logan Neid

Property Executives Realty

Kari Pierce

Re/Max 4 Seasons

Peyton Foster

Alex Cripe Real Estate

Connor Kirchert

LPT Realty

Petra Sigmund

Keller Williams Premier Realty

Mark Your Calendars

- RANWW Office Closed July 4
- RANWW Online Voting: July 15-25
- RANWW Monthly Mixer July 31
- RANWW Golf Outing: August 21

Visit our [EVENTS CALENDAR](#) to learn more and register.

Registration Now Open!

RANWW Annual Golf Outing – Register Now!

It's that time again! Registration is now open for the RANWW Annual Golf Outing at Wild Ridge Golf Course.

We sold out in record time last year, so don't wait—grab your spot today! [Click HERE](#)

We also have a few hole sponsorships still available. This is a fantastic chance to get your business in front of nearly 150 REALTORS® and affiliates. Interested in sponsoring? Contact Kim at kim@ranww.org or 715-835-0923.



You're Invited: RANWW Monthly Mixer – July 31st

Mark your calendars! Our next RANWW Monthly Mixer is happening on Thursday, July 31st from 5:00 to 7:00 PM at Princeton Valley Golf Course in Eau Claire.

This casual after-hours event is the perfect way to connect with fellow REALTORS® and industry professionals in a relaxed, social setting. **The first 50 attendees will receive a free drink ticket.**

Enjoy appetizers, networking, and the chance to win a gift card giveaway!

Thank you to our generous sponsors, **Hometown Realty Group and Nicolet Bank!**

No registration is required—just stop by and say hello! We look forward to seeing you there.



MLS

recent updates & info

Paying MLS dues? Please include your invoice #

Be Seen. Be Known. Be Professional. Add Your Photo Now!

How to Add a Photo to Your Agent Profile

Keeping your profile photo up to date helps clients and colleagues recognize you. Follow these

simple steps to upload your photo:

Step 1: Log in to the MLS system.

Step 2: Navigate to Input – Add/Edit section. In the Modify Agent box under Roster, enter your Agent ID (Username) and click Edit.

Step 3: In the Other Options section, click Manage Photos

Step 4: Click Browse to locate your photo file, then select it. Once uploaded, be sure to click

Certify and Save to apply the changes.

Tip: Use a professional, high-resolution headshot for best results.

Working with a Non-Member Agent? Use This ID

❑ **Reminder: Use the Correct ID for Non-Member Agents**

We often receive questions about how to enter non-member agents when submitting listings.

For Non-Member Agents:

Use the following MLS ID:

Agent ID: 111111111

Agent Name: Other Companies/Non-MLS

This placeholder should be used only when the cooperating agent is **not a member of NWWMLS**.

Using the correct ID helps maintain data accuracy and ensures proper reporting.

MLS Reporting Reminder: Square Footage, Bedrooms & Bathrooms

Accurate listing data is essential to maintaining the integrity of the MLS and ensuring fair, consistent information for buyers, sellers, and appraisers. Please review the following NWWMLS guidelines when entering listing details:

Square Footage Guidelines

1. **Measurements** should be taken from the exterior of the home.
2. **Enclosed porches, breezeways, etc.** may be included in Approx. Finished Above Grade only if they are finished and heated similarly to the main living areas.
3. **Unfinished or unheated areas** should be reported under Approx. Unfinished Above or Below Grade.
4. **Lower levels** in bi-levels, split-levels, and walkout homes should be reported as Below Grade, not Above Grade.
5. **Only below grade areas that are finished and heated in a manner consistent with the home's primary living areas** should be reported as finished square footage.

Bedroom Guidelines

- Finished lower-level bedrooms must meet state building code and egress requirements to be included in the total bedroom count.
- A walk-through bedroom (a room only accessible through another bedroom) can be included in square footage but should not be counted as a bedroom.

Bathroom Guidelines

- A Full Bath = sink, toilet, and either a shower or tub.
- A Half Bath = sink and toilet only.
- Any space with less than a sink and toilet (e.g., just a shower or stool) should not be counted as a bath but may be noted in remarks.

❑ **Reminder:** Misreporting square footage, bedrooms, or baths may result in compliance issues or fines. If in doubt, reach out to MLS staff for clarification.
Let's work together to keep our data accurate and trustworthy!

Government Affairs

RPAC

REALTORS® Political Action Committee



New Podcast Alert: The Advocacy Scoop

Want a behind-the-scenes look at the advocacy efforts shaping real estate at the national level? The Advocacy Scoop is the only podcast that takes you inside the powerful advocacy operation of the National Association of REALTORS®.

Hosted by Shannon McGahn, Executive Vice President and Chief Advocacy Officer, and Patrick Newton, Vice President of Advocacy Communications and Outreach, this monthly podcast brings the popular conference session directly to your earbuds—so you can stay informed on the go.

Tune in to hear how NAR's advocacy team is protecting private property rights, promoting housing affordability, and influencing the biggest legislative issues facing our industry. You'll also get exclusive updates on the 2024 Election and stories you won't hear anywhere else.

The newest Advocacy Scoop Podcast episode recaps key takeaways from the REALTORS® Legislative Meetings, from tax wins to what's next in the Senate.

Bonus content: Stick around as NAR tax experts unpack what the newest legislation could mean for REALTORS®! **Tune in.**

Advocacy Scoop Podcast

Live! from the REALTOR® Fly-in in DC

0:00

42:50

Jun 6, 2025



1x



Donate to RPAC



Do you invest in
RPAC?



Donate to Direct Giver



When you invest in **RPAC**, your money is pooled together and contributed on a nonpartisan basis to candidates who support housing and real estate interests. If you wish to designate which candidate **receives** your investment, invest in the **Direct Giver** program



Professional Growth

For the Early Birds... Self-Study CE Now Available!

Why wait? Get a head start on the 2025-26 CE biennium with the Wisconsin REALTORS® Association's Self-Study CE course!

The printed book is available now—and when you order, you'll also receive a complimentary electronic PDF version so you can study anytime, anywhere.

Wisconsin licensees are required to complete 18 one-hour CE courses to renew their real estate license. Don't wait until 2026—knock it out early with content that's fresh, relevant, and tailored to today's market.



☐ [Click here to learn more and order your materials.](#)

On-Demand CE options coming soon—stay tuned!



Association Updates

Stay Informed with NAR's Consumer Guide Series

The Consumer Guide Series offered by NAR, is a valuable resource designed to help homebuyers and sellers navigate key real estate topics with confidence. Each guide provides expert insights from REALTORS® and industry professionals, ensuring consumers have the knowledge they need to make informed decisions.

The latest guide in the series focuses on **Making Your Home More Energy Efficient**. This guide helps homeowners understand how to reduce energy usage, make cost-effective upgrades, and improve the efficiency and appeal of their home whether they are planning to sell or stay.

These guides are free and available to the public, making them a great tool for REALTORS® to share with clients.

Check out the full series [HERE](#)

Upcoming FOREWARN Safety *Online* Training Sessions

Agent safety is always a priority! To support increased activations and usage of FOREWARN, we're offering monthly **online** training sessions to help agents get the most out of this valuable tool.

July Online Training Session:

- July 9 at 9 a.m. CST
- July 23 at 1 p.m. CST

Join us as we demonstrate how to effectively use FOREWARN, share insider tips and tricks, and hold a live Q&A session.

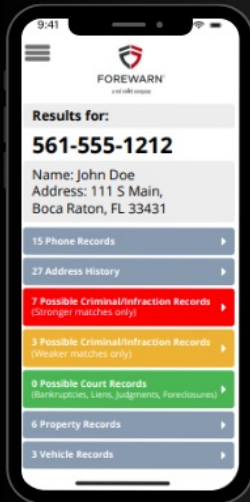
Registration: To sign up, please visit our [registration page](#).



**SAFER SHOWINGS.
SMARTER ENGAGEMENTS.**

Register for a live training of FOREWARN

Know your prospect...*in seconds*



1

Receive a call



2

Enter phone #
in FOREWARN app



3

Get instant prospect info
(Identity verification, criminal history, and more)



Introducing: WRA's Partnership for Success Program?

If you're a new or aspiring REALTOR® in Wisconsin and a member of a minority group, the WRA's Partnership for Success Program may be a perfect fit. This program is designed to promote diversity within the real estate industry and offers scholarships to help cover startup costs like licensing, dues, and education.

This is a powerful opportunity to jumpstart your real estate career with financial support and mentorship—right here in Wisconsin!

□ Learn more and apply [HERE](#)

Let's help shape a more inclusive future for our profession!



Affiliate Connection

Looking for Personalized Mortgage Solutions?

Meet Nikki Koller at **All Western Mortgage**, your trusted partner in



finding the perfect home loan. Nikki offers a wide range of mortgage programs tailored to fit your unique financial situation, and she is here to guide you every step of the way.

Whether you're interested in Conventional Loans with flexible terms, FHA Loans for first-time homebuyers, VA Loans for veterans and active military members, or Jumbo Loans for luxury home purchases,

Nikki's expertise ensures a smooth and stress-free financing experience. Contact Nikki today and take the first step towards securing your dream home!

Mobile: **715-338-4772**

Email: **nkoller@allwestern.com**



Are you an RANWW Affiliate who wants to shine a little brighter? We'd love to feature you in an upcoming Affiliate Spotlight!

If you're interested, just email me at **kristyn@ranww.org**. I'll get you on the schedule and follow up with the details on what I'll need and when you'll be featured.

We love showing off the amazing businesses that support our Association—don't miss your chance to be in the spotlight!

**WRA Member
Benefits**

**NAR Member
Benefits**

**Stay Up to Date with the State and National
REALTOR® News**

[WRA Website](#)

[NAR Website](#)

WRA

WISCONSIN REAL ESTATE MAGAZINE

INSIDE
this issue:

MLS Policy Changes and Your Practice
The WRA's New Online Learning Center
The New WB-50 Farm



June Magazine



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Top Notch Support is Just a Phone Call Away

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Try email marketing for free today!