

JUNE, 2011 SOUTHEASTERN INDIANA REALTOR® NEWS

218 Fourth St., Aurora, IN 47001

Website: www.seibr.com MLS website: www.seibrmls.com

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2011 President, Brett Fehrman

VISION STATEMENT

**The Vision of the Southeastern Indiana Board of REALTORS®, Inc.
is to be the provider of leadership and support to members and the community.**

MISSION STATEMENT

**The Mission of the Southeastern Indiana Board of REALTORS®,
in cooperation with the National and State Associations,
is to promote and sustain a sound real estate environment.**

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*Southeastern Indiana Board of Realtors and Amerifirst Home Mortgage
Presents
an opportunity for 2 hours of free c.e. for SEIBR board members with
Speaker: Joe Daly*

Joseph P. Daly is the **National 203k Lending Manager** for AmeriFirst Home Mortgage. Working in the Dayton/Cincinnati area, Joe promotes and educates his fellow AmeriFirst loan officers and real estate agents across the country on the full benefits of the FHA 203k loan program. One of Joe's most favorite activities is teaching his three-hour Continuing Education course to Realtors. Throughout his last 17 years in both the origination and management of renovation loans, Joe's mission has always been to increase the awareness of the **203k loans** and help it become a household name. "Americans, more than ever, need a mortgage product that allows them to roll-in the costs of repairs and improvements into their new mortgage. This loan does just that!" Joe is considered to be one of the top "subject matter experts" in FHA 203k financing in the nation.

*Free Continuing Education Credits for Southeastern IN BOR members
apply to
Salespersons and Brokers for 2012/2013 time frame renewals for Indiana*

Please arrive by 9:50 a.m. to sign in for education credits

Send Form to: **Southeastern Indiana Board of Realtors® (SEIBR)
218 Fourth St., Aurora, IN 47001(812-926-4644)**

Date: **July 19 , 2011 RSVP by July 15, 2011**

Location: **Lawrenceburg Public Library, Depot Room, Lawrenceburg**
Time: **10 - Noon**

Cost: **Free to SEIBR Members**

Name & e-mail:(print) _____

Address: _____

Indiana License Number: _____

Catering by Classics Café
Lawrenceburg Public Library

**SEIBR Calendar of Events
BROKER AND SALES EDUCATION
MAY 10TH & 11TH**

**2011 Southeastern IN BOR and RECP
With IN, OH, and Auctioneer c.e. hours
Tom Battle of RECP is the main speaker**

We will host 16 hours of c.e. with 6 hours Ohio elective and 4 Auctioneer hrs

ONLINE EDUCATION \$99.00 FOR ALL 16 HOURS

at www.seibr.com, select members, then select education, then you have your choice of McKissock, (including appraisal as well as real estate), OR Financial Strategies.

McKissock education covers Indiana, Kentucky and Ohio credits. You may select whatever state you need. Appraisal Education is also online for upgrades as well as required classes.

Did you know that a percentage from all RPAC (Realtors Political Action Committee) donations are held at IAR for local candidates yearly? When a request from a member comes into the board office, the RPAC Trustees meet and go over the requests, can interview candidates, and request IAR to distribute the funds decided upon by the Trustees. This year funds were given to local members from Dearborn, Ohio, Ripley and Switzerland Counties to help with their county elections. Thank you.

Real Estate Facts Column

Home Owners Save More During Tax Time

The **Southeastern Indiana Board of Realtors** reminds home owners of the many tax benefits they can take advantage of by owning a home.

Many families are feeling a financial squeeze these days and the tax benefits associated with owning a home can be a welcome relief. There are many benefits to being a home owner, but some of the most substantial advantages are most apparent at tax time.”

Tax credits and deductions for home owners include the mortgage interest deduction, capital gains on home sales, and credits for certain energy-efficient home improvements. The MID (mortgage interest deduction) allows home owners to deduct the interest paid on a mortgage debt of up to \$1 million on a primary residence and one additional residence.

Some suggest that many of today’s tax incentives for home owners primarily benefit the wealthy, but that is untrue. Ninety-one percent of home owners who claim the MID earn less than \$200,000 a year.

A family who bought a home in 2010 with a \$200,000, 30-year, fixed-rate mortgage, assuming an interest rate of 4.5 percent, could save nearly \$3,500 in federal taxes when they file this year.

Federal law also allows sellers to exclude certain capital gains from the sale of a principal residence. Couples who file a joint federal return can exclude from taxation up to \$500,000 of any gain in their home’s value. Singles can exclude gains of up to \$250,000.

There are countless tax benefits available to home owners who have recently installed energy-efficient improvements, as well. The American Recovery and Reinvestment Act

of 2009 created energy tax credits for installing insulation, energy-efficient exterior windows or doors, heat pumps, furnaces, central air conditioners, or water pumps. A 30 percent credit is also available to home owners who installed alternative energy equipment such as fuel cells, solar water heaters, solar electric equipment, small wind energy projects, or geothermal heat pumps.

For people who don’t have hundreds of thousands of dollars in savings to buy a home outright, these tax benefits can help them begin building their future through home ownership. Realtors® continue to work tirelessly to defend these tax benefits on Capitol Hill and ensure public policies that promote responsible, sustainable home ownership.

RPAC INVESTMENT CARD

CONTRIBUTOR INFORMATION

I am a: REALTOR® Affiliate

Name _____
 Board/Association _____
 Firm _____
 Firm Phone # _____
 E-Mail _____
 Home Address _____
 City _____ State _____ Zip _____
 Occupation _____

CONTRIBUTION CATEGORIES

- \$25 RPAC Member
- \$99 "99 Club" Member
- \$250 "Hoosier Life" Member
- \$500 "REALTOR 500"
- \$1000 "Sterling R"
- \$2500 "Crystal R"
- \$5000 "Golden R"
- Other \$ _____

PLEASE CHARGE MY CONTRIBUTION.....

To my:  or  (Circle One)

Expiration Date: _____

FORM OF CONTRIBUTION

- (Select One)
 - Personal Check
 - Corporate Check (Note: Can not be used for Federal Candidates and subject to the limitations of I.C. 3-9-2-4)
 - Cash
 - Credit Card (Please complete adjacent info)
- Total Enclosed \$ _____

Please make checks payable to: "REALTORS® Political Action Committee" (RPAC)

Thank you for your commitment to RPAC! Contributions may be mailed to:
 "Indiana REALTORS® Political Action Committee"
 7301 N. Shadeland Ave., Suite A, Indianapolis, IN 46250-0736

Contributions are not deductible for Federal income tax purposes. RPAC contributions are voluntary and used for political purposes. You may refuse to contribute without reprisal or otherwise affecting your membership rights. 70% of your contribution goes to your State Association to support state and local political candidates and issues. Up to 30% is sent to National RPAC to support Federal candidates against your limits under 2 U.S.C. 441a. Indiana RPAC does accept corporate contributions, of which 30% may be eligible for NAR's P.A.F. Fund. Submission of this form indicates an understanding that corporate contributions to Indiana RPAC are subject to the limits established in I.C. 3-9-2-4. Corporate contributions will be allocated among the categories therein. Paid for by the Indiana Association of REALTORS®, Inc., Richard C. Nye, Treasurer, Indiana RPAC.

Green - IAR Copy Yellow - Local Board Copy Pink - Member Copy

OFFICE USE ONLY	
Date Received: _____	
Batch# _____	Amount _____
Check# _____	P F

Account # _____
 My Bill will be paid with: Personal Dollars
 Corporate Dollars
 (Check One)

Signature _____

Note: All credit card contributions are subject to the usual requirements of law applicable to RPAC contributions.

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INSURANCE AND INVESTMENT PRODUCTS ARE NOT A DEPOSIT; NOT FDIC INSURED; NOT INSURED BY ANY FEDERAL GOVERNMENT AGENCY; NOT GUARANTEED BY THE BANK; MAY GO DOWN IN VALUE.

friendshipstatebank.com 877-667-5101

RELY ON FRIENDSHIP

For IRA and 401(k) Rollovers, Think Friendship First

"If you haven't started yet, now is the time for a visit with me, so I can show you how to start saving for your retirement. We offer a wide range of investment opportunities to help you plan for your retirement. Or, if you've got a 401(k) plan from a previous employer, learn how you can roll it over into one of our many IRA options. It just takes a phone call to schedule your appointment, and we can meet at any Friendship State Bank location, my office in Dillsboro, or I can come to you."

- Terry Eahn, Registered Representative
 Friendship Financial Services



FFS CONTACT



Terry Eahn, Registered Rep.
 Friendship Financial Services
 Dillsboro Office - 19033 Lenover St.
 877-667-8101

Clip out for reference!

Investment products are not deposits of The Friendship State Bank; not FDIC insured; not insured by any federal government agency; not guaranteed by the bank; and may go down in value. SECURITIES OFFERED THROUGH QUESTAR CAPITAL CORPORATION (QCC) MEMBER FINRA/SIPC. FFS AND THE FRIENDSHIP STATE BANK ARE INDEPENDENT OF QCC.



Robert (Mike) Pleva

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