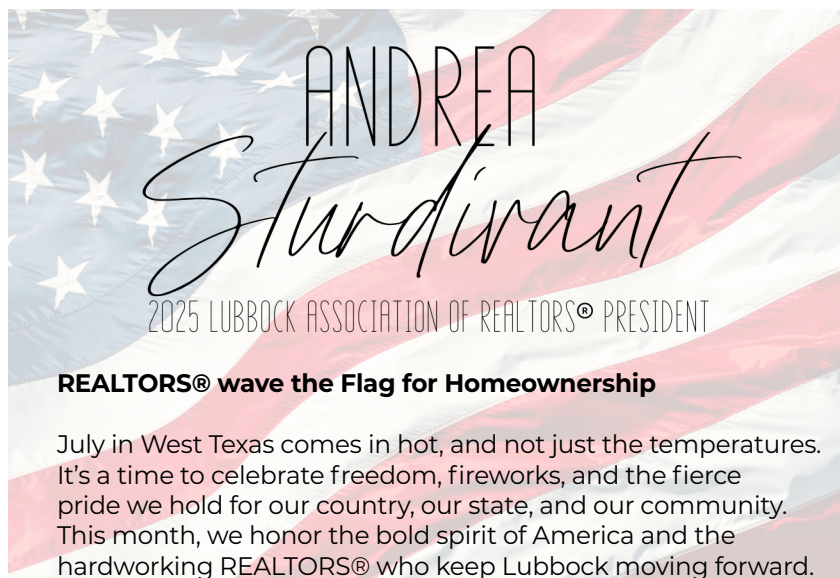


NEWSLETTER



Markets may shift, but our commitment to service, professionalism, and local expertise remains rock-solid.

Step back in time to America's founding; when independence wasn't handed over but fought for. That same grit lives in today's REALTORS®. Whether facing regulatory changes, economic curveballs, or market slowdowns, we rise with resilience. We adapt. We hustle. We serve.

The American Dream may look different than it did in 1776, or even 1976; but the heart of it remains: opportunity, stability, and ownership. In Lubbock, that dream is still within reach. As of April 2025, the median home listing price is \$255,400, showing year-over-year stability. Lubbock is the 2nd most affordable Texas city to buy a home in, with a population of more than 100,000. With our diverse economic base, we enjoy a rich quality of life, with some big-city amenities and a robust music, arts, entertainment, and sports scene. With 4.8 months of housing inventory, we're in a healthy, balanced market that benefits everyone; buyers, sellers, communities, and the professionals who serve them.

At LAR, our REALTOR® community is growing. The Lubbock Association of REALTORS® now serves over 1,700 members, with more professionals stepping up to meet evolving local needs. We are strong as an association, offering a multitude of member benefits, and focused on professionalism and service to our members and our community.

As we wave our flags and fire up the grills, let's ask: What does freedom mean today? In real estate, it means flexibility, ownership, and the ability to build something meaningful. It means helping others find stability through homeownership; and doing it all with integrity.

Your Association is proud to stand with you. So this month, wear your red, white, and blue with pride. Keep showing up, giving your best, and chasing what's next. As a REALTOR®, you understand freedom isn't just about fireworks. It's about the everyday courage to light the way forward.

Go America. Go Texas. Go YOU.
Andrea

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Stats

#PURPLESOLUTION



2025 TREPAC

Major Investors

PLATINUM R

Jef Conn***P

GOLDEN R

Donna Sue Clements***P
 Rich Eberhardt***P
 Michael HuttonP
 Cade Fowler***P
 Tony Lloyd***P
 Lisa Pearce***P
 Andrea SturdivantP
 Tracy ThomasonP

CRYSTAL R

Coby Crump
 Vanessa Dirks***P
 Tim Garrett
 Amie Henry
 Vanesa HydeP
 Lia IrvinP
 Kirk Schneider
 Teresa Smith***

STERLING R

Brian Aycock
 Chris BrooksP
 Leigh Anne Brozo
 Mason Coor
 Tom Couture
 Rusty DeLoach
 Lauren EgertP
 Linda Ferguson
 Brenda Fisher
 Jay GaleaP
 Tim Grissom

Tim Grissom
 Jacky Howard
 Cheryl Isaacs
 Nathan Jordan
 Hillary Martin
 Joe L. Murfee, III
 Colby NorrisP
 Emily Phillips
 Franklin Pirelli
 Kyle RogersP

Crystal SanchezP
 Winn Sikes***
 Lesli Spears
 Jeremy Steen
 Bambi Temple
 Pam Titzell
 Ruben Trujillo
 Dan Williams***

CORPORATE MAJOR INVESTORS

Alliance Credit Union
 Benchmark Mortgage
 City Bank Mortgage
 D.R. Horton
 Hub City Title
 LBK Roofing

Lubbock National Bank
 Peoples Bank
 South Plains Electric Coop
 Spirit Mortgage
 Texas Tech Credit Union
 Western Bank

P President's Circle | ***RPAC Hall of Fame

TREPAC DISCLAIMER: Contributions are not deductible for federal income tax purposes. Contributions to the Texas Association of REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, the Texas Association of REALTORS® (TAR), and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of TAR.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the TAR political committee administrator at 800-873-9155 to obtain information about your contributions.

RPAC

LAR HALL OF FAME MEMBERS

Donna Sue Clements
Jef Conn
Vanessa Dirks
Rich Eberhardt
Cade Fowler
Tony Lloyd
Lisa Pearce
Winn Sikes
Teresa Smith
Dan Williams



MAJOR INVESTOR

Spotlight



TRACY THOMASON

MAJOR INVESTOR AND
PRESIDENT'S CLUB

RPAC

HALL OF FAME

The RPAC Hall of Fame recognizes dedicated members who have made a significant commitment to RPAC (this includes TREPAC in Texas) over the years by investing an aggregate lifetime amount of at least \$25,000.

Hall of Fame members are installed at the May REALTORS® Legislative Meetings & Trade Expo the following year. President's Circle investments may be counted towards Hall of Fame status.

Among the Hall of Fame benefits are inductee names prominently featured on the RPAC Hall of Fame wall located on NAR's Washington, D.C. building rooftop, a personal plaque commemorating the installation and recognition pins with the Hall of Fame designation.



Before I became a REALTOR®, I worked in information technology and was already an investor in residential real estate. While my IT friends were concerned with MVC vs N-Tier vs Microkernel architectures, I'd be thinking about property tax reform and private property rights. When I became a REALTOR® and learned about TREPAC, I knew I'd found my tribe.

LAR LUBBOCK
Association of REALTORS®



CLAY SHOOT

Friday, August 15

Lubbock Shooting Complex

1475 CR 1

Lubbock, TX 79423



*Save
the
date*

LAR LUBBOCK
Association of REALTORS®



Invest
in
TREPAC

[CLICK HERE](#)

THE TREPAC INVESTMENT YEAR
IS OCTOBER 1 - SEPTEMBER 30

#trepacpurplesolution

TREPAC PARTICIPATION LEVELS

RPAC

HALL OF FAME

RPAC Hall of Fame is awarded to members who have invested \$25,000 or more throughout their career as a REALTOR®. This is a lifetime award achievement.

RPAC

MAJOR INVESTOR

RPAC's Major Investor program consists of an elite and passionate group of REALTOR® investors who give a minimum annual investment of \$1,000 or more.

RPAC

PLATINUM R MEMBER

A Texas REALTOR® investing \$10,000 or more in one year will be recognized as a Platinum R major investor. Individual members can then sustain their Platinum R status with an annual investment of \$5,000.

RPAC

GOLDEN R MEMBER

A Texas REALTOR® investing \$5,000 in one year will be recognized as a Golden R major investor. Members can then sustain their Golden R status with an annual investment of \$2,000.

RPAC

CRYSTAL R MEMBER

A Texas REALTOR® investing \$2,500 in one year will be recognized as a Crystal R major investor. Members can then sustain their Crystal R status with an annual investment of \$1,500.

RPAC

STIRLING R MEMBER

A Texas REALTOR® investing \$1,000 in one year will be recognized as a Stirling R major investor.

TREPAC

CAPITOL CLUB

A Texas REALTOR® investing \$500 to \$999 in one year becomes a Capitol Club member.

TREPAC

LONE STAR STATESMAN

A Texas REALTOR® investing \$250 to \$499 in one year becomes a Lone Star Statesman.

TREPAC

110 CLUB MEMBER

A Texas REALTOR® investing \$110 to \$249 in one year becomes a 110 Club Member.

TREPAC

PARTICIPATION CLUB MEMBER

Any Texas REALTOR® investing \$35 to \$109 is considered a member of TREPAC.



Increase Homebuyer Engagement with Portals

Flexmls includes a powerful tool to keep your homebuyers engaged and informed throughout their home search. It's called the Portal, and it's available to every agent and client in Flexmls.

The Portal is your branded, private website where clients can:

- View listing recommendations you've handpicked for them
- Receive instant notifications about new or updated listings
- Mark favorites, mark possible matches, and reject homes
- Message with you
- Search MLS data on their own

Why use the Portal?

- One Ecosystem - The Portal provides a consistent user interface across all platforms for your homebuyers.
- You're Their Gateway to the MLS - Give buyers real-time, direct access to the MLS, not outdated third-party info.
- Efficient for Buyers - They don't have to dig through their email inbox to find listings you recommend.
- Security - When homebuyers use your portal, their name, email, and personal information is never sold or shared with third parties.
- Dedicated Mobile App for Homebuyers - Access the portal through a convenient mobile app just for Flexmls homebuyers.

Where to learn more:

- The Flexmls Client Portal ((recorded training)
https://bit.ly/Flexmls_Client_Portal_101
- Portals How-To (short tip video)
https://bit.ly/Flexmls_Portals_How-To
- Client Portals in Flexmls (written help)
https://bit.ly/Flexmls_Client_Portals
- Client Portal FAQs (recorded training)
https://bit.ly/Flexmls_Portal_FAQs

Using the Portal is a great way to stand out and stay connected. Give your buyers a better experience, right from Flexmls.

Flexmls Updates and Important Information

Here's a breakdown of recent changes, new features and reminders for using Flexmls:

Flexmls System Changes

- **MLS-wide Watermarks on Pictures:** Watermarks on pictures have been removed. However, any pictures that already contain the watermark will still have them.
- **Listing Contract Date:** This field, previously called "Listing Date," is now the date you will click "Publish" for a listing, regardless of whether it's "Coming Soon" or "Active."
- **Reminder about Close Price being outside a 10% range of the List Price:** Soon, the system will remind Listing Agents if a close price is more than 10% different from the list price. This feature is intended to help prevent data entry errors (e.g., \$35,000 instead of \$350,000). While it won't prevent you from entering your chosen amount, it will provide an opportunity to edit it before saving. Once saved, only Tonya can edit this field.
- **Stories Total Field:** If left blank, the system assumes a property has one story. However, listings with a blank "Stories Total" field won't appear in searches for one-story properties because the system interprets it as "null" instead of "1." To ensure your one-story listings are searchable, always enter "1" in this field.
- **Links & Documents (now MLS Intranet):** Many items previously found under "Links & Documents" in Rapattoni are now in Flex under "MLS Intranet." To access it, click "Menu," then search for "Intranet" (note the spelling: "intranet"). This section includes resources like ShowingTime Training, Zone/Subzone maps, and MLS Rules.

Understanding Square Footage Fields in Flex

- **Above Grade Finished Area:** This refers to the square footage of the main structure that does not include the basement. It encompasses all stories above ground. It specifically excludes other structures like an apartment over the garage or a rear dwelling.
- **Below Grade Finished Area:** This is the square footage of the main structure that includes the basement. It specifically excludes other structures such as a barn, garage, or rear dwelling.
- **Livable Area:** This field is automatically calculated and represents the total square footage of both the Above Grade Finished Area and the Below Grade Finished Area.
- **Important Note:** The square footage of other structures (e.g., detached garages, guest houses) should be included in the Public or Private Remarks, not as part of the Above or Below Grade Finished Area fields.

How to Copy a Listing in Flex

- Copy or make note of the MLS# of the listing you wish to copy.
- Click "Menu."
- Under Add/Change, Select "Copy."
- Enter the MLS#.
- Follow the prompts to complete the copying process.

How to search for something specific

- In the quick search field, type the phrase you're looking for (example - Garden Home)
- Add a field and search for Zero Lot Line

The following new fields have been added:

- Flood Zone
- Builder Name
- Requested New Fields/Statuses
- The following new fields/statuses have been requested and are being implemented:
 - Pre-Leasing (Residential Lease only)
 - Days Vacant (Residential Lease only)

Going Live before noon on July 8:

- Corporate License Number (not required)
- Licensed Supervisor Name (required)
- Licensed Supervisor License Number (required)

Please be aware of the following reported issues that are being addressed:

- Updated Schools and School Overlays - Update expected in August
- Customizing reports for Residential Lease
- Start Showing Date - Should be editable by agents
- CDOM calculation errors - Incorrectly resetting or not resetting when it should



Nominate REALTOR® Members for the 2026 Board of Directors

The 2025 Nominating Committee is seeking nominations for 2026 Officers and Directors. The Board of Directors is the governing body of the association, ensuring it operates smoothly, remains financially healthy, and effectively represents members' interests.

Deadline to submit a nomination is Thursday, July 17

Positions to be filled:

2026 President Elect
2026 Secretary/Treasurer
Five (5) Director Positions

Qualifications for Director and Officer Positions:

Director

- REALTOR® Member in good standing.
- Holds a valid, active Texas real estate broker or salesperson license.
- REALTOR® member of the Association at least two (2) years immediately prior to election and served as a member of a standing committee or task force.
- Elected Directors cannot serve more than two (2) consecutive terms.

President Elect

- REALTOR® Member in good standing.
- Holds a valid, active Texas real estate broker or salesperson license.
- Served at least two (2) years as a Director prior to assuming office.

Secretary/Treasurer

- REALTOR® member in good standing.
- Holds a valid, active Texas real estate broker or sales person license.
- Served at least two (2) years as a Director prior to assuming office.
- Served at least one (1) term as a Member of the Finance Committee.

Information on the Current Board of Directors

- **President Elect** - Colby Norris, McQueen Company, REALTORS® (according to the LAR bylaws, the current President Elect automatically ascends to President the following year)
- **Secretary/Treasurer** - Tracy Thomason, Exit Realty

Directors continuing to serve through 2026

- Chris Brooks - Exit Realty
- Cory Cash - Keller Williams Realty
- Lia Irvin - Condor Property Group
- Angela Smith - The WestMark Companies
- Jeremy Steen - Keller Williams Realty
- Ruben Trujillo - Clear Rock Realty
- Kristen Wright - Wright Realty and Design

Nominate a REALTOR®



lubbockrealtors.com/nominations/

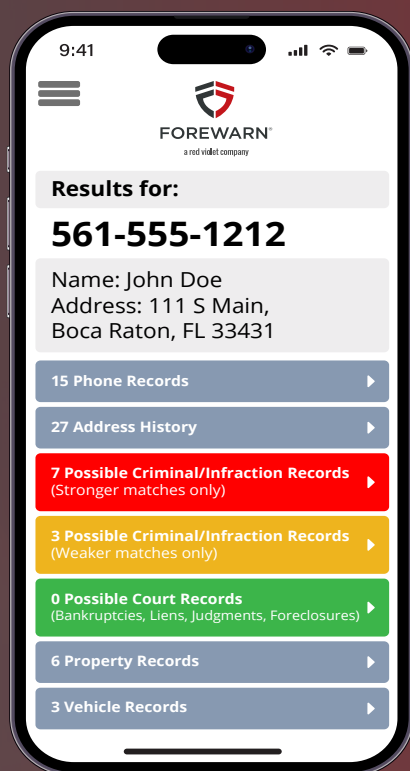


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Know your prospect...*in seconds*



1

Receive a call



2

Enter phone #
in FOREWARN app



3

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

JULY

July 9, 2025

10:00 AM

Eastern Time (US & CA)

Register >

July 23, 2025

02:00 PM

Eastern Time (US & CA)

Register >

To set up your password, visit <https://app.forewarn.com/membersetup>

www.FOREWARN.com

support@forewarn.com | 855-518-0897

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MEMBERSHIP STATS

**LAR Membership Counts as of
June 30, 2025.**

1,707 Total members
206 Designated REALTORS®
1,439 REALTORS®
22 REALTORS® Emeritus
40 Appraisers

111 MLS only Designated REALTORS®
111 MLS only REALTORS
32 MLS only Appraisers

REALTOR® MEMBER APPLICATIONS

Matt Wright, Location Rentals
Leslie Luna, Brick & Loft Realty
Venancia Flores, Michelle Kauffman Real Estate
Kerri Siau, Estacado Farm and Ranch, LLC
Shelly Pierce, Texas Standard Realty, LLC
Natasha Johnson, Reside Real Estate Co.
Sara Elliott, Sendero Properties, LLC
Christopher Riojas, Progressive Properties
Jennifer Randall, Aycock Realty Group, LLC
Braiden Martin, Taylor Reid Realty
Randall Tate Branson, Taylor Reid Realty
Dalton Postar, Aycock Realty Group, LLC
Emma Schubert, Taylor Reid Realty
Kyle Vaughn, Texas Home and Land Connection
Kavan Adams, Taylor Reid Realty
Chelsea Chinworth, Keller Williams Realty
Zachery Carrizales, Exit Realty of Lubbock

DESIGNATED REALTORS®

Brendan Garrison, Chas. S. Middleton and Son, LLC.
Jennifer McCormick, West Texas Roots Realty

TRANSFERS

Melissa Vega, Reside Real Estate Co., to Aycock Realty Group, LLC
Cy Valdez, Reside Real Estate Co., to Better Homes and Gardens Blu Realty
Jackson Davis, Keller Williams Realty, to Panhandle Realty Group
Hanna Boyce, Lyons Realty, to Steadfast Realty
Doug Duncan, Keller Williams Realty, to Real Broker, LLC
Rebecca Duncan, Keller Williams Realty, to Real Broker, LLC
Jason Arnold, Keller Williams Realty, to Real Broker, LLC
Courtney Bartosh, Keller Williams Realty, to Real Broker, LLC
Matt Moreland, Keller Williams Realty, to Real Broker, LLC
Zach Knight, Keller Williams Realty, to Real Broker, LLC
Stacie Patterson, Lubbock Select Realty, to Keller Williams Realty
Dawn Mitchell, Keller Williams Realty, to Aycock Realty Group, LLC
Chris Farrell, Amy Tapp Realty, to Aycock Realty Group, LLC
Jonathan Adkins, eXp Realty LLC, to Panhandle Realty Group

CANCELLATIONS

Ciara Zamora, The WestMark Companies
Amanda Bennett, Mynd Management
Miguel Rodriguez, Better Homes and Gardens Blu Realty
Lal Williams, Keller Williams Realty
Ashley Chandler, Keller Williams Realty
Teresa Hector, Exit Realty of Lubbock
Nena Patterson, eXp Realty LLC
Wendy Scott, Exit Realty of Lubbock

MISCELLANEOUS CHANGES

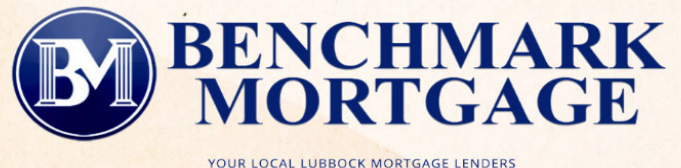
Ben Krahmer reinstated with Jerry J. Kit-ten Broker
Joe Hall reinstated with West Sage, REALTORS®

MLS ONLY

Cheryl Pfingsten, Texas Country Real Estate
Angie Byerly, Home REALTORS®
Jose Robles, Regal, REALTORS®, cancelled
Jose Robles, Madison Park Realty
April Golden, eXp Realty LLC, cancelled
Melissa Medina, Newfound Real Estate LLC
Mandy Wells, eXp Realty LLC
Atticus Freeland, Legacy Brokers Group
Anthony Giglio, Tomo Real Estate, cancelled
Kimberly Trigo, Iron Oak Real Estate
Penny Moore, Home Pros Real Estate Group, cancelled
Gabi De La Rosa, Home Pros Real Estate Group, cancelled
PJ Zaji, Regal, REALTORS®, cancelled
Leighton Pinkham, Regal, REALTORS®, cancelled
Reese Logan, 1st Class Real Estate Elevate, cancelled
Jessica Eblen, 1st Class Real Estate Elevate, cancelled

LAR LUBBOCK
Association of REALTORS®

PRIME BUSINESS PARTNERS 2025



PLATINUM BUSINESS PARTNERS



CLASSES & EVENTS

United Way Pre-Campaign Kick-Off

Thursday, July 10
4 p.m. to 6 p.m.
Western Bank | 11717 Slide Rd.

New Member Orientation

Tuesday, August 5
8:30 a.m. to 1 p.m.

TREPAC Clay Shoot

Friday, August 15
1 p.m. to 5 p.m.
Registration coming soon!

You Mean Real Estate Contracts Must Be Written?!

Thursday, August 21
1 p.m. to 4 p.m.
Click [HERE](#) to register

TREC Legal Update 1

Friday, August 22
8:30 a.m. to 12:30 p.m.
Click [HERE](#) to register

TREC Legal Update 2

Friday, August 22
1 p.m. to 5 p.m.
Click [HERE](#) to register

August Luncheon

Thursday, August 28
11:30 a.m. to 1 p.m.
Click [HERE](#) to register

GRI - Contracts to Closing

September 22-25
8:30 a.m. to 5 p.m.
Click [HERE](#) to register

Stay up to date on everything happening at LAR by visiting
LUBBOCKREALTORS.COM/CLASSES-AND-EVENTS/

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**UNITED
WAY**

Lubbock Area United Way



We're getting ready to launch our 2025 Campaign and want to celebrate with YOU!

Come hear the vision behind this year's campaign and get excited for what is to come.

No donations - just drinks, hors d'oeuvres, and drawings!

JOIN US FOR A
PRE-CAMPAIGN

KICK-OFF EVENT

THURS **JULY 10**
4-6PM



Western Bank

Equal Housing Lender

11717 Slide Road

THANK YOU TO OUR SPONSORS!



Allstate
You're in good hands.

Ryan Bredemeyer

HUB
city title



Western Bank
Mortgage



Make your \$35 investment count for generations

A \$35 investment in TREPAC may seem small, but it plays a significant role advancing key real estate issues. Similar to our highways which connect communities all across Texas, TREPAC helps connect and advocate for you and all Texans.



Contributions are not deductible for federal income tax purposes. Contributions to the Texas REALTORS® Political Action Committee (TREPAC) and the Texas Association of REALTORS® Federal Political Action Committee (TAR FedPAC)—which makes contributions to the REALTORS® Political Action Committee (RPAC)—are voluntary and may be used for political purposes. The amount indicated is merely a guideline, and you may contribute more or less than the suggested amount. You may refuse to contribute without reprisal, and the National Association of REALTORS®, Texas REALTORS®, and its local associations will not favor or disadvantage anyone because of the amount contributed. Until the RPAC annual goal is met, 70% of an individual's contribution goes to TREPAC and may be used to support state and local candidates; the remaining 30% is sent to TAR FedPAC to support federal candidates and is charged against your limits under 52 U.S.C. 30116. (Exception: 100% of an individual's contribution goes to TREPAC if the individual is an employee of an affiliate member of Texas REALTORS®.) After the RPAC annual goal is met, 100% of an individual's contribution goes to TREPAC and may be used to support state and local candidates. You may contact the Texas REALTORS® political committee administrator at 800-873-9195 to obtain information about your contributions.

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Lubbock Association of REALTORS®



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