

## General Membership Info and 2024 Caravan Guidelines

The General Membership and All Caravans begin at **9:15 am**. On the Wednesday before a Caravan, the routed list and map of homes will be emailed to members and contain the meeting location.

▪ **1<sup>st</sup> THURSDAY: General Membership Meeting – Location – TAAR Office.**

There are scheduled speakers. No caravan unless MLS Committee requests due to holidays, etc. Members will be allotted up to 5 minutes to give a property presentation or virtual tour for the outlying areas of: Caliente, Hart Flat, Hidden Oaks, Keene, Old West Ranch, Sand Canyon, Pine Canyon, Twin Oaks and Walker Basin. Presentations will be prior to guest speaker and will be limited to 5 listings.

**CARAVAN TYPICAL SCHEDULE FOR AREAS:** *(The typical areas schedule is subject to change due to weather, holidays, C.A.R. meeting dates, etc. Refer to this year's Caravan Schedule for details.)*

▪ **2nd THURSDAY, 9:15 am. AREA: Bear Valley Springs. Check In Location - Bear Valley Springs Realty office.** *Area routed by Jeannette Devlin; Alternate, Beth Hall*

▪ **3rd THURSDAY, 9:15 am. AREA: Alpine Forest, Brite Valley, Cummings Valley, Indian Hills, Stallion Springs, SW Tucker & 202. Check In Location– Is designated by caravan router and dependent on location of homes. Town – TAAR office; SS - Stallion Springs Community Multipurpose Center parking lot.** *Area routed by Christy Rabe; Alternate, Terri Ables.*

▪ **4th THURSDAY, 9:15 am. AREA: Tehachapi City, Golden Hills, Mountain Meadows, Oak Knolls, Old Town, NW Tucker & 202. Check In Location - TAAR office.** *Area routed by Debra Shea; Alternate, Anne Mulkins.*

▪ **5<sup>th</sup> THURSDAY: Area To Be Determined. Location – Designated by router and location of homes.**

Can be used for: A Caravan canceled due to holiday, bad weather, or if there is a waiting list from an overflow in any area. (To be determined by the MLS Chairperson and MLS Coordinator).

### Guidelines:

1. Only MLS Participants and Subscribers may view the homes on Caravan.
2. Properties may only be on Caravan once every **9** months.
3. Only Active, Active 3PA and Contingent Single-family homes (including manufactured homes) and condominiums qualify for Caravan.
4. New Construction MUST **be lockable** before it can be on Caravan.
5. The deadline for submitting a Caravan Input form for current week's Caravan is **Tuesday, 12 noon.** A property location map is not required, **but the accuracy of map pin placement in the MLS is required for routing.**
6. Deadline for removal of a property from current week's Caravan is **Wednesday, 3:30 pm.** Properties cancelled after deadline will not be allowed on Caravan for **9** months.
7. If a property is canceled after deadline and the agent wants property on Caravan before **9** month waiting period, a Request to Re-caravan' form may be submitted to MLS Committee for review.
8. Agents with a property on Caravan MUST attend Caravan or send representative to open property. If they fail to do so, their property will be removed from the list and will not be allowed back on Caravan for **9** months.

9. Should there be a need to cancel a specific caravan; the decision to cancel will be made by the MLS Chairperson and the MLS Coordinator by close of business the evening prior. Should caravan attendees choose to cancel a caravan at the meeting site for any reason other than unsafe weather conditions, the houses on caravan will be considered viewed and may not be on caravan for another **9** months. If a caravan is cancelled due to weather, then listings will be placed on the next caravan for that area, with priority.

Caravan Input Sheet includes the following notation added by Requested Date field: NOTE: During months of inclement weather, caravan listing dates will be considered tentative until the previous month's caravan has been completed. Once completed, a confirmed date will be sent.

10. The minimum number of homes for a caravan is **3**. The maximum number of homes on a Caravan is **10**. However, if a caravan area develops an overflow, the number of listings allowed can be increased to **15**, until the area is caught up. This will be determined by the MLS Chairperson and MLS Coordinator.
11. If Caravan is FULL and has a waiting list and a property(s) is removed after the list has been sent and before withdrawal deadline, MLS Staff will contact agent(s) on the waiting list to try and fill caravan. If property(s) is(are) added, a revised list and map will not be sent. MLS Staff will inform agents on current week's caravan of addition(s) and they will determine the added property(s) routing order at caravan meeting location.
12. Food and snacks are permitted on Caravans; however, alcohol is not allowed at any time on Caravan.
13. Broker's Open- Members can submit information for emailing to members to the MLS Coordinator. If Broker's Open is held on a scheduled Caravan Day, it will NOT be included on the routed list and map. Members can view the listing after they complete the current week's Caravan.