

GUIDELINES FOR DISCUSSION BOARD POSTINGS

The purpose of MREIA's Discussion Board: to have a venue for members to post or respond immediately to questions, deals being offered, and to share information. MREIA also offers other venues for education: monthly meetings, scheduled Q&A two hour breakfast for small group discussions, a monthly E-Newsletter (PDF format) containing over twenty pages of real estate related articles, all-day Saturday seminars three or four times per year, a website containing all of the newsletters dating back to November 2002, a 75+ page Member Information Guide and over 250 estate related websites.

DISCLAIMER

MREIA does not render legal, accounting, tax, investment or other professional services. We disclaim all liability for actions (or inactions) taken as a result of any communications between the Moderator, Board of Directors, appointed officers and the membership.

We do not officially endorse any product, project, person or organization. Before making any investment decision, you are urged to seek advice from qualified and competent professionals and to use due diligence before using any product, services or ideas presented in this Discussion Board. At times the Board may take particular positions or points of view on matters regarding the real estate industry. Said positions do not represent solicitations.

1. You must be a current MREIA member or MREIA vendor. To subscribe, refer to any issue of the MREIA newsletter or visit www.mreia.com and click on DISCUSSION BOARD. If you were a current member in December of 2008 you are already pre-approved for access to the Discussion Board.
 - a. If you are a new member, access the Discussion Board by clicking on REGISTER.
 - b. ONLY ONE login is permissible per MREIA membership number!
2. The Moderator must approve all postings. Embedded references (links) will be reviewed by the Moderator and a brief explanation of any disapproved postings will be provided.
3. When you submit a message to be posted, your e-mail address in the Discussion Board may be different than your MREIA e-mail address. All other addresses not associated with your MREIA Membership cannot be approved.
4. The email address you have registered with MREIA should be the only email address you use in your postings. However, you may change your Discussion Board email to an email address that you own. Please note that the Moderator has the discretion to change the email address written in your posting to match your registered email address, or to email you to confirm your different email address.
5. Check your posting for errors in spelling or grammar before submitting! The Moderator has the discretion to approve/disapprove or Edit all postings submitted. Private responses to postings should be sent directly to the individual and not posted for the membership to read. Should an individual object to you sending a direct email, you will be requested not to respond to said individual in the future. If you continue to violate the privacy of a posting by sending a direct email, after you have been asked to stop, you will be removed from the Discussion Board.
6. Profanity, obscenity, slander, scams, obvious distortion of facts or defamatory remarks about, MREIA members, MREIA or elected/appointed Board members is not permitted. You will be informed by the Moderator why your message was not permitted to be posted.

7. Subject matter: real estate related (taxes, financing, inexpensive cleaning products, rehabbing, wholesaling, property management, current events, properties for sale, short sales, etc. Postings are usually ½ page in length. Postings longer than one page in length may be disapproved. Previous postings may be viewed in the Discussion Board Forums.

8. You may not post messages with references to the following: Other Real Estate or Investment organizations Boot Camp or Training classes/sessions, webinars, or conference calls. Your message will not be approved. Exception: MREIA approved events.

9. **Ownership.** You may post houses for sale or rent that you presently own. The Moderator has the discretion to limit the number of houses being offered in each posting. However, if you have other deals, you may suggest that you can be contacted privately by phone, fax or email (you must list your contact information). Please state in the posting that you are the owner of record and/or a NJ licensed real estate agent.

10. **Listings.** If you are a NJ licensed real estate agent, you must be a current MREIA Vendor or Board member. . You may post three properties every month and state that other listings are available upon request. You must provide your contact info for additional offerings.

11. You may post real estate that you do not own but you wish to pass on to members, the house should be considerably below market value (usually because of cosmetic rehab, an owner in distress or in pre-foreclosure, or other reason for below market value).

12. If you have a house under contract (which is assignable), you may post the details (see #4).

13. Graphic images are not permitted to be embedded in postings.

14. Vendor Members may post a link to Sponsor Services on www.mreia.com or their email addresses.

15. If you are a vendor and wish to contribute educational information, you may also provide your contact information at the end of the posting. The Moderator has the discretion to decide whether or not to post your submission. All educational articles longer than ¾ page should be sent to editor@mreia.com for possible publication in the newsletter (“The Metro”). If you did not write the article, reprint permission is necessary. Educational Articles with references to other Real Estate Organizations will be denied.

16. If your MREIA Membership has expired you will be denied access to the METRO REIA Discussion Board until you renew your membership.

17. Only MREIA Vendor Members may include their business addresses in postings. The Moderator will remove any business addresses included by non-vendor members.

Thank you.

Metropolitan Real Estate & Investor’s Association, Inc.