**14495, Jan Hudson**

Good Evening Ladies and Gentlemen,

Thank you for coming tonight to listen to your candidates’ views on the topics of membership representation and private property rights. These are two most important topics for the new President of the Association of Realtors to consider.

I have already been very active in serving the Realtor’s Association in various positions. I currently hold the position of the Legislative Chair and Local Candidate Recommendation Committee Chair for the Realtors’ Association. In addition I’m the CA State Director and Key Contact for CA Assemblyman Marc Steinorth, as well as a Federal Political Coordinator with Congressman Pete Aguilar for the National Association of Realtors. So you can see that I am very committed to political service and to this association.

Now if these positions sound a little stuffy for some of you I do have another role I play when we’re doing fund raising for our Realtor PAC. Think a minute and put your imagination to work and you might remember what that role is. Stumped? Well, I am the infamous “Granny Jan” who does whatever she can think of to convince you to open your purses to contribute.

In any organization membership representation is of utmost concern. Members give up a lot of time, effort and money to an organization because they believe in it and its reason for being in business. In return, they have a right to expect the leadership to consider matters of concern to them as well as any problems that arise related to their work. As I’ve shared I’ve held a lot of different positions in the association and I am familiar of the needs of the members. And, since I’ve been in your shoes, I know what that position feels like and I am committed to dependable member representation to each and every one of you.

The other subject of importance is private property rights. As realtors we work with property owners both as buyers and sellers. They trust us as realtors to protect their rights while we are promoting the sale and purchase of their properties, when we are negotiating the sale and purchase price of each property and in finalizing the deal. They depend upon us to protect their financial transaction and be honest in all our deals. We are salesmen but without happy and satisfied customers we don’t have a business. They also depend on us to make sure their property is secure from break-ins if they are out of town or have already moved out while we are showing the property.

Now we all have processes and procedures for the physical safety of the property and we are excellent at doing our jobs. We think of their property as our property until the sale is done. If elected President, I will make sure these processes and procedures are kept current maintained properly. We are also good business people. We know the value of the properties we promote and are diligent about representing our clients with excellence. As your president I will do all I can to promote good will and good communication between our clients and our membership so that sales continue to rise and everyone is successful.

In closing, I believe that I have the experience and expertise to lead you during our next term to greater successes. So, I ask that you vote for me to be the next President of this Association of Realtors.