



ASSOCIATION OF MAINE REALTORS®

Your Real Estate Experts

CELEBRATE HOMEOWNERSHIP MONTH:

National Homeownership Month in June shines a spotlight on supporting the American Dream of homeownership. Thank you for all that you do for thousands of Maine families every year!

[Here's a copy](#) of the proclamation.

COVID-19 UPDATED Q & A:

MAR's Q & A: Real Estate Transactions in Maine and COVID-19 was updated on May 28 and can be accessed [here](#) and under the COVID-19 tab on the MAR website (updated sections are highlighted).

REMINDER – ESCALATION ADDENDUM AND USING A COMPETING OFFER:

By Hannah McMullen, MAR Legal Counsel

Section 2 of the Escalation Addendum states the following: "A Competing Offer must be a bona fide, arm's length, written offer containing all material terms necessary for an enforceable agreement which: a) requires the full purchase price to be paid at closing (no seller financing); b) provides for closing no later than the closing date of this offer; and c) is not contingent on the sale or the buyer's property (unless this offer is contingent on the sale of Buyer's property)." Please note if the buyer is willing to accept variations of these terms, they may line out any of a), b) and/or c) in this section (FMI refer to Summary and Instructions). **Listing agents and their sellers need to pay close attention to make sure the Competing Offer meets the terms in Section 2 before initiating the escalation process.** Also, please remember that when the Escalation Addendum is accepted, a full copy of the Competing Offer used to calculate the new purchase price must be attached and sent to the buyer. In 2017, the Maine Real Estate Commission issued an advisory opinion explaining that the disclosure of the "Competing Offer" is permissible after it has been formally rejected. When the Seller formally rejects the Competing Offer, it is no longer a "pending" transaction and the terms of the rejected offer

Quick Links

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[National Association of REALTORS®](#)

[Maine Listings](#)

[Maine Real Estate Commission](#)

RAMCO Portal Links

[Greater Bangor Association of REALTORS®](#)

[Greater Portland Board of REALTORS®](#)

[Kennebec Valley Board of REALTORS®](#)

[Maine Association of REALTORS®](#)

- Maine Commercial Association
- MAR Only Members
- York County Council

[Mid-Coast Board of REALTORS®](#)

- Acadia Council
- Mid-Coast Council
- Penobscot Bay Council

[Mountains to Shore Board of REALTORS®](#)

- Androscoggin Valley Council
- Lincoln County Council
- Merrymeeting Council
- Western Maine Council

are no longer confidential under the MREC confidentiality rule.

LOCAL REALTOR OF THE YEAR (ROTY) ANNOUNCED:

Congratulations to Paul McKee who was recently announced as the 2021 REALTOR® of the Year by the Greater Portland Board of REALTORS®!

- Paul McKee (Keller Williams Realty) pmckee@kw.com

CALL FOR ACTION TO LAUNCH NEXT WEEK:

Be watching next week for a Call for Action regarding LD 498 and LD 1514. These legislative bills seek to increase Maine's overall tax burden. To learn more about these bills: [Click Here](#)

Insert the LD number, click on Bill Text and Other Docs, and then click on Printed Document PDF.

DRONE OPERATION CHANGES:

Two new FAA rules provide expanded ways to use drones for listings, including nighttime video. Here are [some NAR resources](#) which explains the rules and offers tips for contracting with a drone photographer.

View [this 4-minute video overview](#).

MAINE LISTINGS NEWS:

- Upcoming Webinars
- Flexmls Field Changes Announced
- Last Call for Master Lock Promo Pricing
- Multi-Family Bathroom Field Reminder
- Flexmls Tip: Creating Custom Views

[Here is the link](#)

MAR Leadership

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Last Issue: May 27

Some content may be commercial in nature.



Maine Association of REALTORS®

19 Community Dr | Augusta, ME 04330

Tel: (207) 622-7501 | Fax: (207) 623-3590

Email: info@mainerealtors.com

