



MAINE ASSOCIATION OF REALTORS®

Your Real Estate Experts

AFFIRMATION OF OFFER SUBMISSION

FORM:

Reminder that MAR has an Affirmation of Offer Submission form in the zipForms library that may be helpful when working with your buyer clients, especially in multiple offer situations.

The NAR Code of Ethics, Standard of Practice 1-7, states in part “Upon the written request of a cooperating broker who submits an offer to the listing broker, the listing broker shall provide, as soon as practical, a written affirmation to the cooperating broker, stating that the offer has been submitted to the seller/landlord, or a written notification that the seller/landlord has waived the obligation to have the offer presented.” To review the Code of Ethics: [Click Here](#)

Also in the zipForms library is a Rejection of Offer form.

Have you reviewed the Maine Real Estate Commission’s [Offers/Counter Offers – Guidelines](#) lately?

LOCAL REALTORS® OF THE YEAR

ANNOUNCED:

Congratulations to the following who were recently announced as 2021 Local REALTORS® of the Year:

- Lincoln County Council of the Mountains to Shore Board of REALTORS®: **Wayne Farrin** (Farrin Properties; Jefferson) waynefarrin@farrinproperties.com

- Penobscot Bay Council of the Mid-Coast Board of REALTORS®: **Wesley Reed** (RE/MAX Jaret & Cohn; Vinalhaven) wreed@jaretcohn.com

- Maine Commercial Association of REALTORS®: **Jessica Estes** (The Boulos Company; Portland) jestes@boulos.com

- Merrymeeting Council of the Mountains to Shore Board of REALTORS®: **Tom Cole** (Better Homes and Gardens The Masiello Group;

Quick Links

[Maine Association of REALTORS®](#)

[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

WHEN CAN AN AGENT BE A TRANSACTION BROKER?

By Hannah McMullen, MAR Legal Counsel

Maine law states that “A transaction broker does not represent any party as a client to a real estate transaction...” 32 MRS Section 13283(1). This means that an agent cannot be a transaction broker to one party while representing the other party as a client. Therefore, if you already represent one party as a client, you cannot serve as a transaction broker for the other party. If no other agent is involved, the other party can choose to be represented as your client if your agency practices disclosed dual agency or they may choose to be unrepresented in the transaction. If you do not represent either party as a client however, you can serve as a transaction broker to one or both parties.

UNACCOMPANIED ACCESS TO PROPERTIES:

We’re hearing about this again, so here’s a reminder about the prohibition against giving buyers or potential buyers direct unaccompanied access to properties: It is absolutely prohibited to give access to a potential buyer or buyer to visit or view a property on their own – even vacant properties. To do so is a violation of the Code of Ethics (subject to sanctions and fines), and Maine Real Estate Commission laws and rules (subject to sanctions and fines, including suspension or revocation of real estate license). It is never ok and there is no excuse which is good enough to undertake this behavior.

LD 192 – TESTIMONIAL:

MAR received this message from Stan Tupaj, REALTOR®: “Just today I was dealing with a Connecticut bank that had an issue with the lack of a formal road maintenance agreement on one of my lake listings. It was a pleasure to send them a copy of the new law. A delayed settlement but problem solved. Just one strong example of the power of our Association. And for that, plus many other reasons, I thank you!”

For a copy of the new law put forward by Senator Donna Bailey on behalf of the Maine Association of REALTORS®: [Click Here](#)

MOBILE ALERTS:

Text REALTORS to 30644 to register for mobile alerts. For a new way to participate when a state or national REALTOR® Call for Action is launched – you can take action from your cell phone if you prefer.

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Last Issue: July 1

Some content may be commercial in nature.

PHOTOFY:

NAR's Photofy app can help you choose, personalize, and post content from NAR's consumer ad campaign to your social media channels. Download the app [here](#). Here's a super quick, 30-second [introductory video about Photofy](#).

SHARE THE MAINE REALTOR MAGAZINE:

The summer issue of Maine REALTOR® magazine was mailed to all members earlier this month. You can read and share the digital edition of the Maine REALTOR magazine from [this link](#).

Thank you to our advertisers for making this product available to our membership! If you want to share a magazine article with your clients or customers, just click inside the open article, and use the share button in the lower right to share through email, Facebook, Twitter, LinkedIn, and Pinterest. Remember, all ads are hyper-linked, so readers are able to click and view the websites of the advertisers too!

MAINE LISTINGS NEWS:

- Upcoming Webinars
- Learning After Hours
- Mobile vs. Manufactured
- Policy Reminder
- Stats Series #6
- Flexmls Tip of the Week
- Welcome Mackenzie

[Here is the link](#)



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