



MAINE ASSOCIATION OF REALTORS®

Your Real Estate Experts

CDC EVICTION MORATORIUM:

On – off – and on again. The U.S. Center for Disease Control’s national eviction moratorium ended on July 31 and then another eviction moratorium was established by the U.S. Center for Disease Control on August 3, effective through October 3. The new eviction moratorium from the CDC is more limited in scope and applies only to counties with “heightened levels of community transmission” of COVID-19 with transmission numbers being tracked daily.

To learn more: [Click Here](#)

Last night, the Alabama and Georgia Associations of REALTORS® filed an emergency motion with Judge Dabney Friedrich of the U.S. District Court for the District of Columbia, asking her to enforce the U.S. Supreme Court’s recent order that the CDC could not extend the moratorium without new legislation. [Here’s the latest update.](#)

[Click here](#) for a copy of the new CDC order, effective August 3-October 3 (especially note pages 12-13).

[This site](#) lists the counties in Maine with “substantial” or “high” levels of transmission on a daily basis.

Rental assistance is available with tenants eligible for up to 18-months of back and future rents to help pay the rent they owe to housing providers/property owners so they can meet their financial obligations as well. Nearly every program allows housing providers to apply on behalf of their tenants (with their permission).

Here’s Maine-specific information regarding rental assistance including helpful FAQ’s for tenants and landlords: [Click Here](#)

The CFPB has launched a new website for renters and housing providers who are in need of rental assistance or housing counseling: [Click Here](#)

Quick Links

[Maine Association of REALTORS®](#)

[National Association of REALTORS®](#)

[Maine Listings](#)

[Maine Real Estate Commission](#)

Board 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

NAR has assembled a tool-kit of informational resources from CFPB, HUD, and Treasury for those of you who own/manage rental properties, for your tenants, and for your clients: [Click Here](#)

GET NOTIFIED BY THE MREC:

Enter your email in the upper right corner of the MREC's website to be notified of Maine Real Estate Commission news, information and updates: [Click Here](#)

RECENT MREC DECISION:

By Hannah McMullen, MAR Legal Counsel

Buyer complained that the listing agent used old photographs in advertisements of the property and that the listing agent and buyer agent failed to disclose condition issues with the property. The Buyer closed on the property in March and the property was snow-covered at that time. Approximately one month after closing, the Buyer brought this complaint due to the condition of the property once the snow had melted.

- 1) Contrary to the Buyer's complaint, the evidence indicated that the listing agent's photographs were date stamped when the property was listed for sale, which was in July. The listing pictures showed the property without snow, although the property was snow-covered when Buyer first viewed it in January. The Commission noted that "Licensees are not expected to update photographs as the seasons change."
- 2) The written property disclosure stated that there was "water, moisture or leakage" but provided no further explanation. The Commission noted that disclosure forms should be completed in full, without unanswered questions or unclear responses. The listing agent had additional information about the water infiltration on the slab that should have been provided in the "comments" section of the disclosures.
- 3) The purchase and sale agreement stipulated that the marijuana patch would be removed but did not mention the fence. If the licensee had been aware of the Buyer's objection to the fencing, the licensee could have included the removal of the fence as a contingency in the Buyer's offer.
- 4) The Commission noted that "There was no evidence found that the licensees were aware of other issues that would require disclosure" and despite the buyer agent's advice, the Buyer "elected not to have additional inspections conducted which may have revealed the issues he discovered only after the closing and after snow melted."

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Some content may be
commercial in nature.

5) This matter was dismissed.

DID YOU KNOW?

Happy late-summer reading! With your REALTOR® membership, you have access to the world's largest real estate library (text, audio, and video eBooks): [Click Here](#)

MAINE LISTINGS NEWS:

- Free upcoming Flexmls webinars
- Upcoming RPR Webinar
- Withdrawn vs cancelled listings in Flexmls
- Flexmls updates scheduled
- Series 9 of 11 for the InfoSparks Statistics Series
- Policy Reminder: Required listing information

[Here is the link](#)



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