



IT'S HAPPENING (TOO OFTEN) IN MAINE:

MAR continues to hear about situations involving fraudulent/imposter sellers who try to sell properties in Maine that they do not own – a recent one is 7 Ocean Sound in Kennebunkport. The seller impersonation fraud/scam is happening here; most commonly involving vacant land listings with no encumbrance and non-local owners.



For prospective sellers who are not physically located near you/the property, ask them to Zoom, Google Meet, Facetime with you for a first meeting – and ask them to show their identification on the screen. While scammers may also have fraudulent identification, they are likely to be unwilling to show their face on a screen. In all of the situations we're hearing about, REALTORS® are not following this best practice advice. You can use a phrase like, "it's our office protocol for new customers and clients". If they're unwilling, likely a red flag.

For potential sellers who are nearby, always schedule first meetings with customers/clients in the office, verify their identity (take a photo of their driver's license), and introduce them to a colleague.

Use your Forewarn app (a NO-COST member benefit provided by Maine Listings).

- Conduct a reverse lookup of the telephone number in FOREWARN and if it comes back with anything other than the expected person – investigate further.
- Conduct a reverse name search in FOREWARN and call the number(s) provided to confirm the person's identity and whether or not they did indeed contact you to list the property.

In addition, you should verify information about the listing property and owner with the town/municipal tax records and the registry of deeds.

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
- Waldo County Council
- Penobscot Bay Council

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

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

MAR Leadership



REAL ESTATE FORECAST SUMMIT:

On December 12, from 1:00 – 2:00 p.m., NAR will hold a no-cost virtual economic and real estate summit that will provide a year-end review of 2023 and outlook on the real estate market and the economy for the year ahead.

[Register Here!](#)

A recording of the event will be made available to REALTORS® as a value-added resource. Registered attendees will receive an email with the link to the recording when available.

FHFA CONFORMING LOAN LIMITS:

The Federal Housing Finance Agency (FHFA) recently released the 2024 loan limits for Fannie Mae and Freddie Mac. GSE loan limits for one-unit properties will rise to \$766,550 nationally and for all areas of Maine. [Find out more information.](#)

SNOWMOBILE QUICK REFERENCE GUIDE:

Due to the generosity of Maine property owners, Maine has more than 14,000 miles of snowmobile trails with 95% of the trail network on private land. [Here's a resource you can review and share with your clients](#)



In 2023, a new law was passed to prohibit off trail riding in posted areas. [Read a copy of the law](#)

[Here's additional information from the Maine Snowmobile Association](#)



2024 REALTOR® DUES – ALL ARE DUE IN DECEMBER:

Your 2024 REALTOR® dues are due in December (Greater Portland Board and MidCoast Board are due TODAY, December 1) and local board late fees may be assessed beginning in early-December – as early as December 2. You pay your dues through your local REALTOR® boards' Member Portal (links in right margin or below if viewing on a cellphone).

Designated Brokers: Remember...dues must be paid for anyone licensed in a REALTOR® office as of January 1, 2024. If an agent plans to make their license status inactive or his/her

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Last Issue: November 21
Some content may be commercial in nature.

license expires any time on/after January 1 and they do not plan to renew, you must inform the Maine Real Estate Commission in writing that the agent's license is no longer affiliated with your company by December 31, 2023 or you, as DB, will be responsible for that agent's payment.

THANK YOU for your membership!

[Learn more about your MAR membership benefits](#)



2023 HOLIDAY SCHEDULE:

Defined in paragraph 23 of the Purchase and Sale Agreement (and Addenda): "days in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed

Maine State/Federal holidays". The Maine State Holiday list is inclusive of all federal holidays. As always, the best approach to any confusing holiday is to communicate both with your client and the agent for the other side to be sure you have all counted the same way and have the same expectations.

[Holiday schedule for 2023](#)

[Holiday schedule for 2024](#)

MAINE LISTINGS NEWS:

Click on the links below to learn about:



- [New Rental Video](#)
- [Rental Beast Webinars](#)
- [FOREWARN](#)
- [Congrats!](#)
- [Setting Up a Subscription](#)
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- [Training](#)
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