



Impact



Doug Hardy
NOCBOR President

I have the unique privilege to serve not only as NOCBOR's President but also Realcomp's President. Of paramount concern for all of us is access to data throughout our area and beyond. Late last year Realcomp interviewed and examined four data sharing options; NAR's RPR, FIND from Realtor.com, The Great Lakes Repository and CoreLogic's Data Co-op.

Ultimately, after careful review and consideration it was unanimously agreed that the best solution for our members was CoreLogic's Data Co-op. Not only would this allow our members access to all the Great Lakes Repository data, including MiRealSource data which is presently already in CoreLogic's database, but it would also allow access to nearly half of the MLS data throughout Michigan and the entire country. There is no selling of the data to third parties in the CoreLogic solution selected by Realcomp unlike the RPR offered by NAR which re-sells the MLS data to third party companies.

The single limitation of immediately sharing with any participating MLS is a sharing agreement in which each MLS agrees to share their data with the other in the Co-op. The Co-op is simply a

database which would be incorporated into Realcomp's current search results so no additional software is needed to have complete search results which include multiple MLS's data using the current Realcomp search platform.

On March 9, per the directive given by the Realcomp Board of Governors, a letter was sent to David Klaft, President of MiRealSource and Dave DeRees, CEO of MiRealSource, extending an offer to them for the sharing of MLS listing data with Realcomp using Core Logic's Data Co-op. This would also provide for a quick solution since MiRealSource data is already included in the co-op and provide significant safeguards for our data so that it could not be utilized in unauthorized manners.

To date there has been no response to Realcomp's data sharing offer. That is nearly 5 months with no response nor has the question even been presented to the MiRealSource Board according to their CEO.

Continuing with Realcomp's commitment to deliver first-rate real property data services to Realcomp's REALTOR® customers, Realcomp's Board of Governors approved the following items on Friday, June 17, 2011:

- Providing a Realcomp data feed to the CoreLogic Data Co-op, (without participating in the CoreLogic Partner InfoLink data selling program), to facilitate data sharing initiatives and negotiations moving forward;
- Sharing MLS data through CoreLogic's Data Co-op, with any REALTOR® MLS in Michigan, using the Co-op as the chosen platform

A major benefit of CoreLogic's Data Co-op is that not only does it allow a full sharing of MLS data between willing organizations not limited to a few MLS's, but it will also provide Realcomp Subscribers with added benefits, including: access to additional search functionality, reports, and partial public record data, in addition to what you already have access to through Realcomp *Online*®. The Co-op also helps to alleviate concerns Realcomp is forever mindful of regarding data protections, data integrity and cost containment.

Once Realcomp's MLS data is "live" in the Co-op, Realcomp will extend an offer to share data with all REALTOR® MLS's in the state using the Co-op as the platform. This will give us the ability to facilitate additional data sharing agreements easily. The Co-op also allows data sharing organizations to export the data for inclusion in their own MLS systems to make it seamlessly accessible.

Realcomp understands the need for one database to search multiple MLS's to better serve the members. But we are unable to force anyone to respond to our data sharing offer.

Realcomp sent a letter to MiRealSource on March 9, 2011 requesting data sharing through the Co-op, where their data already resides. Five months later we continue to await an answer. A yes or no would suffice....

Doug Hardy, President
Century 21 Today
248-855-2000

dhardy@century21today.com



OFFICERS

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Tanya Mitchell	625-0200
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NORTH OAKLAND COUNTY BOARD OF REALTORS®
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 Phone (248) 674-4080 | Fax (248) 674-8112
 E-mail: boardoffice@nocbor.com
 www.nocbor.com

MISSION STATEMENT

The purpose of the North Oakland County Board of REALTORS® is to enhance the ability and opportunity of its members to conduct their business successfully and ethically, and to promote the preservation of the right to own, transfer and use real property.

Board of Directors
June, 2011

MOTION CARRIED to approve three (3) Primary Designated REALTORS®; thirty-five (35) Primary REALTORS® and (1) Affiliate member.

Board of Directors
July, 2011

MOTION CARRIED to approve two (2) Primary Designated REALTORS®; twenty-seven (27) Primary REALTORS® and one (1) Affiliate member.

MOTION CARRIED to elect **David Botsford** as NOCBOR Director for a term to conclude December 2012.

Member Receives Designation

Sari Stefancin (Keller Williams Realty-West Bloomfield) and **Leslie Mona** (Keller Williams Realty-Troy) have earned the (ABR) **Accredited Buyer Representative** designation.

Congratulations, Sari and Leslie, who have joined a group of over 100,000 REALTORS® who are on the cutting edge of real estate services in offering buyer representative skills

Get On The Bus!

The bus is scheduled to leave NOCBOR's parking lot at 10 a.m., headed to the Motor City Casino for 5 hours of gambling. You pay NOCBOR \$25 and arrive at the Casino, where you will receive \$25 credit, gamble or eat! For additional information, Contact Cheryl Gates-Beers 248-620-7777 or 248-674-4080

New Members

PRIMARY DESIGNATED REALTOR®
Michael Wagner, Holly Real Estate
Justin Walker, Justin Walker

PRIMARY REALTOR®
 Kelly Adkins, National Realty Centers
 Erik Ambrozaitis, Michigan's Home Realty
 Douglas Anderson, Community Choice
 Patrick Brady, Century 21 Sakmar
 Tuesday Cariera, Real Estate One
 Katie Cooper, Keller Williams Realty
 Patricia DeWalt, Real Estate One
 Jennifer Duncan, Century 21 Real Estate 217
 Inderbir Gill, Keller Williams Realty
 Susanne Gollinger, Real Estate One
 Vanese Ibrahim, Keller Williams Lakeside
 Karen Irvine, Real Estate One
 William Jenkins, National Realty Centers
 Theresa Lee, Keller Williams Realty
 Kristin Masica, Keller Williams Realty
 Jeffrey Michlin, Added Value Realty
 Linda Mitchell, Real Estate One
 Richard Mitchell, Real Estate One
 Martha Mosqueda, Keller Williams Realty
 Ed Parish Coldwell Banker Professionals
 Basil Pauls, Great Estates Realty
 Kathleen Solan, Real Estate One
 Sandra Terry, Keller Williams Realty
 Pamela Truex, Max Broock
 Karen Ventimiglia, Keller Williams Realty
 Michael Wabeke, Real Estate One
 Bill Wane, Added Value

AFFILIATE MEMBER
Robin Alley, Robin Sets The Stage

NOCBOR Annual Membership Meeting
Tuesday, October 11, 2011
Featuring
Dr. Jerry Teplitz
 "Increasing Your Professional Power While Managing Your Stress"
(Qualifies for 2 hours Con-ed)
8:30 a.m. Breakfast
9:00 Program
Deer Lake Banquet Center
6167 White Lake Rd
Clarkston, Mi 48346
 RSVP October 7, 2011, 248-674-4080

CONVENTION & EXPO
MICHIGAN ASSOCIATION OF REALTORS®
grand rapids
 September 28th - 30th
 Amway Grand Plaza Hotel • DeVos Place

Candidates Needed!

Don't you think it's time that you took an interest in the professional organization that assists you in making an income? Consider committing to monthly meetings, approximately 2 hours, and the opportunity to make a difference!

NOCBOR members must elect four (4) REALTORS® to serve for a term of three (3) years on the Board of Directors. Two (2) of the candidates elected MUST be a principal owners, pursuant to the Board's Bylaws. Also, the members MUST elect an Affiliate member to serve for a term of one (1) year.

NOCBOR Nominating Committee will conduct interviews of candidates interested in serving. It is the job of the Nominating Committee to conduct candidate interviews and to recommend the qualified candidates to the NOCBOR membership for election.

Members who would prefer to be nominated by petition must collect the signatures of twenty-five (25) NOCBOR REALTOR® members. Petitions must be submitted to NOCBOR office at least five (5) business days, September 20, prior to online voting, September 27. The last day of voting is October 11, 2011, during NOCBOR Annual Membership meeting at Deer Lake Banquet Center..

NOCBOR Golf Outing

It was awesome! The Annual NOCBOR Golf Outing at Pine Knob Golf Course on Thursday, July 21, 2011. Fifty-two golfers stayed well hydrated during the warm summer day!

Special thanks and recognition to the following sponsors for financially supporting and participating in a great outing: **CBMS (Kelly Comstock) Franklin Title (Keith Stonehouse), Huron Valley Financial (Cindy Taylor), James Porritt, Jr., McClelland & Anderson, NOCBOR, Omega Appraisal (Rhona Ravenell), Partners Title (Angela Pieron), Re/Max Encore, Real Estate One/Max Broock, Realcomp, Ross Mortgage (Mike Proctor), Seaver Title, Steve's European Automotive and The Home Inspection (Jeff LaPorte).**

MAR District Directors

On Wednesday, August 31, 2011, voting will open online to elect MAR Directors from **Districts 8 & 10**. NOCBOR Past President and Director, **Ray O'Neil**, has filed for the position of District 8 and NOCBOR member **Tom Kotzian** has filed for District 10. Each REALTOR® member may cast no more than one vote for a candidate for MAR District Director. A vote cast by a REALTOR® member for a MAR District Director shall be cast for a director representing the MAR District in which the local association office building is located. Voting will conclude at 11:59 p.m. on Thursday, September 29, 2011. Please consider voting for your associates, **Tom Kotzian** and **Ray O'Neil**.

Law Extends Program

Legislation has been recently signed into law to extend the sunset to January 5, 2012 on the mortgage loan modification negotiation program. Public Act 72 of 2011 extends the program, which was set to expire July 5th of this year, to allow a homeowner to meet with a lender regarding their loan on their principal residence before foreclosure proceedings begin. Certain requirements must be met for this to occur; a notice is placed on the property of the homeowner indicating the amount the homeowner is in arrears, along with contact information for their lending institution. If the homeowner wishes to pursue a mortgage modification, they must contact their lending institution within 14 days of receiving the notice. Upon contacting the lending institution, the homeowner then has 90 days to come to a mortgage modification.

This extension is intended to aid in giving more time for the legislature to further address issues with Michigan's foreclosure process. As always, the MAR will continue to keep you updated on this issue.

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"Life is easier than you'd think; all that is necessary is to accept the impossible, do without the indispensable and bear the intolerable."

Foreclosure Fraud Investigators Forced Out At Attorney General's Office

A lead foreclosure fraud investigator for the state said she and a colleague were forced to resign from the Florida attorney general's office, unexpectedly, ending their nearly year long pursuit to hold law firms and banks accountable.

Former Assistant Attorney General Theresa Edwards and colleague June Clarkson had been investigating the state's so-called "foreclosure mills," uncovering evidence of legal malpractice that also implicated banks and loan servicers.

Despite positive performance evaluations, Edwards said the two were told during a meeting with their supervisor in late May to give up their jobs voluntarily or be let go. Edwards said no reason was given for the move. "It all happened very abruptly," said Edwards, who had worked in the attorney general's office for about three years. "I think they wanted to put people in there that were more in line with their thinking," Edwards said.

The foreclosure investigations were launched under former Attorney General Bill McCollum, but Edwards said she sensed changes were coming under Governor Rick Scott and Attorney General Pam Bondi.

Bondi's press secretary said that foreclosure investigations are still open and are being personally led or supervised by Division Director Richard Lawson.

"The division has made these investigations a top priority and will continue to actively pursue all of our investigations into foreclosure law firms," said Jennifer Krell Davis. But Edwards said she was given no time to brief anyone on the investigations and that there were notes that had yet to be transcribed and filed.

Davis said she could not comment on personnel issues when asked about the nature of the resignations.

On May 20, Edwards said she and Clarkson were summoned together to a meeting at 3:30 p.m. and told by Robert Julian, then the South Florida bureau chief for the Economic Crimes Section of the Attorney General's office, that they had the opportunity to resign or would be let go immediately. They turned in nearly identical resignation letters that day.

"We had absolutely no idea it was coming," said Edwards, who in an April 22 performance review she provided to The Palm Beach Post, was praised by Julian.

"During this interim period, Ms. Edwards has, along with another attorney, achieved what is believed to be the first settlement in the United States relating to law firm foreclosure mills," the review says. "Her work has been instrumental in triggering a nationwide review of such practices."

The Fort Lauderdale-based Law Offices of Marshall C. Watson agreed to pay \$2 million in March to settle the Attorney General's investigation.

Clarkson, also received high marks from Julian on a performance evaluation in September, which was obtained through a public records request. She was given "above expectation" or "exceptional" rankings in 14 of 15 categories. Edwards said Julian has since been placed in another position.

In sworn statements taken by Edwards and Clarkson as part of their investigation of the law offices of David J. Stern, former employees described conditions where signatures were regularly forged on foreclosure documents, paperwork was notarized by non-notaries, and flawed files were hidden from auditors of federal mortgage backers Fannie Mae and Freddie Mac.

Fannie and Freddie subsequently fired Stern's Plantation-based firm, and would eventually stop sending business to two other South Florida firms facing state inquiry.

"I know those two ladies did a yeoman's job, and it perplexed me when they left the office," Josh Bleil, a partner in the Ticktin Law Group, foreclosure defense firm, said about Edwards and Clarkson. "They were instrumental in creating the Power Point presentation that blew up everything."

Bleil is referring to a 98-page report titled "*Unfair, Deceptive and Unconscionable Acts in Foreclosure Cases*," which outlines instances of questionable signatures and notarizations, as well as foreclosures filed by entities that might not have had the legal ability to foreclose.

Julian notes in Edwards' April performance review that the foreclosure investigation has faced criticism.

His opponents said McCollum was politically motivated when he issued subpoenas to three law firms in August before the Republican primary. McCollum, now works for the SNR Denton law firm in Washington.



SEAVER TITLE AGENCY

A DIVISION OF ATTORNEYS TITLE AGENCY

Mortgage Discrimination

Fair Housing Center of Metropolitan Detroit (FHCMD) Cooperating Attorney, Steve Tomkowiak, has informed FHCMD that the U.S. Department of Housing and Urban Development (HUD) has approved a Conciliation Agreement, including the payment of \$24,995 to the complainants, settling a racial discrimination complaint filed by Leslie and George Colston against J.P. Morgan Chase Bank and Chase Home Finance. The Colstons alleged that they had applied for a loan for residential property in Flint and the bank delayed the loan process and imposed different terms and conditions because of their race (African American). The bank denied the allegations of unlawful discrimination and the parties agreed to the settlement without reaching a determination on the merits of the complaint.

The Colston's contacted FHCMD, alleging that employees of Chase Bank had discouraged them from purchasing a home in a predominantly African American neighborhood in Flint and referred to Flint as "undesirable." Al Young, Testing Coordinator, directed testing that provided evidence that supported a claim of racial discrimination and FHCMD Mortgage Investigator, James Stevenson, worked closely with the Colstons as they eventually negotiated a loan from Chase Bank. The evidence of discriminatory treatment, prior to the approval of the mortgage, prompted a referral to Attorney Tomkowiak and the subsequent filing of a formal discrimination complaint with HUD.

In addition to the payment of \$24,995 to the Colstons, the bank agreed to continue its Fair Lending employee training activities, follow fair lending laws and include the words "Equal Housing Opportunity" or the fair housing logo in its Michigan branches.

What Is Title Insurance?

Every summary of title insurance begins with an attempt to define it. This is difficult because title insurance is an insurance product unlike almost any other. It is an agreement to pay the insured's financial loss if his or her ownership interest in land is different than as stated in the policy. In other words, the policy will define what the insured owns and then protect the insured against loss if that declaration is not correct.

If a purchaser buys a house and later discovers that the local telephone company has an undisclosed easement across the middle of the property's back yard, the title insurer must pay for the reduction in the property's value because of the easement. The insurer does not have to pay to eliminate the easement. Title insurance only insures ownership

Title insurance does not assure a buyer that the property to be sold is fit for any particular purpose. It may be swamp land in Florida. Title insurance simply confirms ownership.

The key to a title insurance commitment or policy is that it discloses risk. Most insurance policies simply assume risk. If a house burns down, the fire insurance policy should pay for the cost to rebuild it. Its insurance premiums are based upon determining the cost of the risk and spreading that cost among all policy holders. Title insurance is different. It attempts to discover all of the limitations and defects in the ownership of property and to disclose them so that they can be eliminated prior to closing. Its insurance premiums are based upon the cost of researching the property's title. This product makes the assumption that people want assurance that they own their homes, not simply the opportunity to collect a check if they discover that they do not.

Private Transfer Fees

The Michigan Legislature recently approved legislation which prohibit private transfer fees. This legislation is a pre-emptive strike on practices that have sprung up in other states that have allowed a private party to collect a fee every time a property is sold in a development, similar to a transfer tax. Private transfer fees serve as an encumbrance upon private property rights. These fees are an excessive restraint on the transferability of property and also prey upon home buyers.

REALTOR® Federal Credit Union

Recognizing the disadvantages that real estate professionals face in credit markets because of their irregular, commission-based income, NAR has launched the REALTORS® Federal Credit Union. The credit union, which is Internet-based with U.S. call center operations, uses underwriting standards that recognize the irregular cash flow of real estate professionals and handle loan applications and account transactions on a 24/7 basis. All earnings will flow back to credit union members in the form of beneficial interest rates and dividends.

As a member of the REALTOR® friendly credit union, you will have access to a diverse portfolio of investment products and services.

To establish your membership with REALTORS® FCU, you must open a Primary Business Savings Account with an initial minimum deposit of \$25. With credit unions you're not only a member, but a part owner, and this initial \$25 purchases your share of the credit union. Once this account is established you will have access to all of REALTORS® FCU's products and services. For more information visit <https://www.realtorsfcu.org/>.

It Could Take Months

Talks to settle state and federal investigations into botched foreclosure paperwork will be going on for a long time, mortgage servicers, Bank of America; JP Morgan Chase; Wells Fargo; Citigroup and Ally Financial. Discussions involve settlement of investigations into problems in the foreclosure process, including bank employees signing documents without reading or understanding them, a practice called "robo-signing." Iowa Attorney General Tom Miller, representatives of seven federal agencies are investigating the foreclosure troubles. The two sides have exchanged draft proposals covering new guidelines for foreclosures and mortgage servicing. Banks could be forced to pay as much as \$25 billion in a settlement and might be required to allow home owners to sell their houses for less than what is owed on their mortgages.

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NOCBOR Events

August
September
October

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6
8 9:30 p.m. Education Committee 11:30 a.m. Government Affairs Committee	9 9:30 a.m. Technology Committee	10 1 p.m. Ethics Hearing	11 9 a.m. Membership Services 3-9 p.m. "PLP" (Parking Lot Party) @NOCBOR	12	13
15	16	17	18 9:15 a.m. Grievance	19	20
22	23	24	25 9:30 a.m. – 3: 30 p.m. Con-ed C. Siders	26	27
29	30	31 1 p.m. Executive Committee 1:30 p.m. BODs Mtg	1	2	3
5 Labor Day Office Closed	6	7	8 9 a.m. Membership Services	9 9:30 a.m. – 3:30 p.m. Con-ed "Meeting Client Needs in 2011, The Agent-Advisor Emerges"	10 9:30 a.m. – 3: 30 p.m. Con-ed C. Siders
12 9:30 a.m. Education Committee 11:30 a.m. Government Affairs Committee	13 9 a.m. Technology Committee	14	15 9:15 a.m. Grievance 9:30 a.m. F.A.C.T. Con-ed	16	17
19 6 – 10 p.m. (New) Pre License Class	20	21 6 – 10 p.m. Pre License Class	22	23	24
26 6 – 10 p.m. Pre License Class	27 DIRECTOR VOTING BEGINS 9:30 a.m. – 3: 30 p.m. Con-ed C. Siders	28 12:30 p.m. Executive Committee 1:30 p.m. BODs' Mtg. 6 – 10 p.m. Pre License Class	29	30 9:30 a.m. – 3:30 p.m. Con-ed "Meeting Client Needs in 2011, The Agent-Advisor Emerges"	1
3 6 – 10 p.m. Pre License Class	4	5 6 – 10 p.m. Pre License Class	6	7 9:30 a.m. – 3:30 p.m. Con-ed "Meeting Client Needs in 2011, The Agent-Advisor Emerges"	8
10 9:30 a.m. Education Committee 11:30 a.m. Gov't Affairs Committee 6 – 10 p.m. Pre License Class	11 8:30 a.m. Annual Membership Meeting @ Deer Lake Banquet Center	12 6 – 10 p.m. Pre License Class	13 9 a.m. Membership Services	14	15
17 6 – 10 p.m. Pre License Class	18 9:30 a.m. Technology Committee	19 6 – 10 p.m. Pre License Class	20 9:15 a.m. Grievance 9:30 a.m. – 3:30 p.m. Con-ed "Meeting Client Needs in 2011, The Agent-Advisor Emerges" 10 a.m. Motor City Casino	21	22
24	25 9:30 a.m. – 3: 30 p.m. Con-ed C. Siders	26 12:30 p.m. Executive Committee 1:30 p.m. BODs' Mtg	27	28	29
31					

MAR Annual Expo - Grand Rapids

Support NOCBOR Affiliate Members

Ally, Robin (Robin Sets the Stage)	248-891-8440
Bankston, Justin (First American Title Insurance)	248-789-6371
Barnett, Larry (Attorney at Law)	248-673-1099
Bartus, Barb (Watson Group Financial Corp)	248-666-2700
Becker, Jeff (America's Preferred Home Warranty)	800-648-5006
Budzynski, Lindsey (e-Title Agency Inc.)	248-502-3075
Falvay, Kirk (Falvay Gocha & Associates)	248-642-5535
Feigley, Kimberly (Charter Township of Brandon)	248-863-6744
Felix-Smith, Laura (Seaver Title)	248-338-7135
Fitzpatrick, James (Fifth Third Bank)	248-625-3142
Gerhard, Grant (Summit Funding, Inc)	248-334-9400
Heenan, James (Wells Fargo Home Mortgage)	248-865-1404
Hill, Cheri (Bank of America)	248-241-9405
Hinsperger, Barron (Sterling Title Agency)	586-323-8025
Jarvis, Beth (Title Connect)	586-226-3506
Krygier, Suzanne (Mold Experts of Michigan)	248-623-9900
LaPorte, Jeff (The Home Team Inspection)	248-366-6215
Linnane, Jim (Wells Fargo Home Mortgage)	515-213-4291
Lucas, Ron (Troy Abstract & Title Agency)	248-989-1100
Morrow, Mick (Huron Valley Financial)	248-623-2280
Porritt, James Jr. (Attorney At Law)	248-693-6245
Proctor, Michael (Ross Mortgage Corp)	248-931-1018
Rose, David (Rose Certified Home Inspection)	248-625-9555
Ross, Timothy (Ross Mortgage Corp)	248-547-4700
Seaver, Phil (Seaver Title)	248-338-7135
Seibert, Brian (Watson Group Financial Corp)	248-666-2700
Stonehouse, Keith (Franklin Title Agency)	248-564-4022
Szott, Mary Lou (Title Express, LLC)	248-855-1445
Taylor, Cindy (Huron Valley Financial)	248-623-2280
Weiland, Brian (Brian R. Weiland & Assoc)	248-618-7000
White, Donald (Milmar Financial)	586-764-1826

Legal Q & A

Q: I have heard that a person who purchases a new home, but has not yet sold the prior home, can claim a principal residence (household) exemption on both homes. I have a client who recently remarried and has moved to her new husband's house, but is not on the title for that house. She has her prior home for sale, but has not found a buyer. Can she claim a conditional principal residence exemption on her prior home?

A: NO. In order to qualify for a conditional recession on a prior residence, the owner of that property must be eligible and claim a principal residence exemption on her current home.

Q: Does a buyer's agent have a legal right to present his client's offer to the seller or at least be present when his client's offer is presented to the seller?

A: NO. There is nothing in Michigan that grants such a right. Sellers can determine whether or not they wish to entertain an offer directly from a cooperating agent.

Q: I have a prospective buyer who is Hispanic. He told me that he wants to live in a "Hispanic neighborhood." What can I do about this?

A: The client needs to be told that it is illegal for you to direct him/her to particular neighborhoods based upon ethnicity or nationality of the residents in that neighborhood. If, on the other hand, the client identifies a particular geographic area in which he wishes to live, the REALTOR® can honor the client's request to

limit the search to that neighborhood. The REALTOR® would be well advised to have written record as to the client's specific request.

Q: A listing company who does not represent the buyer (the buyer is being represented by another company) wants to charge the buyer a transaction fee. The MLS states, "buyer must pay transaction fee in the amount of \$295 to ABC Realty at closing." Is this permissible?

A: While it is certainly permissible for the listing broker to ask a buyer to pay a "transaction fee," the listing broker cannot require the buyer to pay this amount because the listing company does not have a contractual relationship with the buyer. The listing broker has only two contractual relationships: (1) a contractual relationship with the seller pursuant to the listing contract; and (2) a contractual relationship with the buyer's broker through the MLS. A listing broker cannot create an enforceable obligation against the buyer through the MLS. The buyer would have an obligation to pay the transaction fee if it was included in the contract between the buyer and seller.

NOCBOR 2011 Continuing Education

<u>Dates</u>	<u>Instructor</u>
Thursday, August 25	C. Siders
Tuesday, September 27	C. Siders

Class begins at **9:30 a.m.** and concludes at **3:30 p.m.** 6 hrs. \$35 member/\$45 non-member, 4 hrs. \$25 member/\$30 non-member; 3 hrs. \$20 member/\$25 non-member and 2 hrs. \$15 member/\$20 non-member. **(Mandated 6 hrs annual real estate education, including 2 hrs. of law, must be completed by 12/31/11.)**

"Meeting Client Needs in 2011, The Agent-Advisor Emerges"

<u>Dates</u>	
Friday, September 9	Thursday, November 3
Friday, September 30	Wednesday, November 16
Friday, October 7	Friday, December 2
Thursday, October 20	Thursday, December 15

Jack Waller, NCI Associates, is offering a new 6 hour course, with 2 hours of required law included. Jack will personally instruct, this class, which will begins at 9:30 a.m. and conclude at 3:30 p.m. \$40 member/\$50 non-member.

F.A.C.T.

(Foreclosure Avoidance Comprehensive Training)

Thursday, September 15
9:30 a.m. – 12:30 p.m.
\$25.00

Will Weaver will provide 3 hours of State required continuing education, including 2 hours of law. Register at nocbor.com

NOCBOR

Invites you to a FREE
"PLP"

(Parking Lot Party)

Thursday, August 11, 2011
NOCBOR
4400 W. Walton Blvd
Waterford, 48329
Time: 3 – 9 p.m.

Live Entertainment & D.J. Dave

Celebrate the "Summer of 2011" with your business associates and enjoy free hot dogs, hamburgers, cold salads, chips, water, pop, wine and beer! Bring along an item to "SUPPORT OUR TROOPS!" For a list of often request items, go to nocbor.com

248-674-4080 to register

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- 50% commission for co-op sales associates on the first month's rent at closing

 **North Bloomfield Properties**

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248-366-8484

Auburn Hills
2215 E. Walton Blvd.
248-409-2689



www.NorthBloomfield.com