

JULY 10, 2024

Newsletter



Anne Arundel County Association of REALTORS®

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Connect With Us!



We are a one-stop-shop, woman owned company providing home inspections (over 10,000 completed since 2006), radon, chimney, termite, mold, structural, sewer scopes, and one-hour Walk & Talks throughout Maryland, DC, and Northern VA. Our non-alarmist inspectors help buyers understand and buy the home they fell in love with. We also provide Mock Home Inspections and other trainings for agents AND clients.

We have 6 full-time inspectors and do water-sampling too!

LodeStar Inspection Services

Rachel Oslund

Phone: 410-878-3039

Website: www.LodeStarInspections.com

Maryland REALTORS® New and Updated Draft Forms, Video Tutorials, & Best Practice Tips

New Settlement Compliance Forms

Maryland REALTORS® legal team and forms committee have been hard

at work updating forms to implement changes needed to comply with the settlement agreement and to make compensation more transparent. Links to the updated forms are below. These forms are being issued as "DRAFT" forms so that members have the chance to see them ahead of the NAR Settlement date. There are 5 practice forms in total. The practice forms will live on Maryland REALTORS' website under the Statewide Forms Page. You can log into the website to access these "DRAFT" forms at any time.

Statewide Forms Website Page Linked [Here](#)

****Please Note****

These forms will be officially published for use on August 14th and will be available on that date on mdrealtor.org and through your forms vendor.

[Offer of Cooperative Compensation](#)

[Buyer Agency Agreement](#)

[Buyer Request For Seller's Compensation](#)

[Exclusive Right to Sell Residential Brokerage Agreement](#)

[Seller Contribution Addendum](#)

Legal Guidance Videos & Best Practices

Need further explanation of the new forms? Maryland REALTORS® created a video series to help guide the conversation and the changes that have occurred within the forms. See video links below.

- [Cooperative Compensation Introduction](#)
- [Buyer Request for Seller's Compensation of Buyer's Broker Addendum](#)
- [Listing Broker's Offer of Cooperative Compensation](#)
- [The Exclusive Buyer-Tenant Residential Brokerage Agreement](#)
- [The Exclusive Right to Sell Residential Brokerage Agreement](#)
- [Seller Contribution Addendum](#)

[Download the Forms Updates & Best Practices PDF](#)

Proposed NAR Settlement Resources

Resources from NAR

- You can continue to access the latest information and FAQs about the settlement on [facts.realtor](#). NAR will also continue to provide updates about the settlement process as it unfolds on [competition.realtor](#).

[Settlement FAQs](#)

[Settlement Timeline](#)

[Settlement Agreement](#)

[Window to the Law:
Settlement Facts Videos](#)

Resources from Bright MLS

- **Policy updates are coming August 14** – Get ready for the upcoming Bright policy changes by preparing now through the resources and training links available at [BrightMLS.com/SummerPolicyUpdates](#)
- At-a-Glance 2024 Rules Update Comparison - [Download the chart](#)
- Updated 2024 Bright MLS Rules - [Preview them now](#)
- Bright MLS Summer 2024 Rules & Policy Changes [Overview Video](#)
- [Listing Agreement Flow Chart](#)
- Bright MLS has an updated webinar that will provide additional clarity around the August changes. **Be sure to sign up for it as soon as possible. Register [here](#).**

Educate

SEPTEMBER 5TH

I Do, Until We Must Part Assets:
Navigating Divorcing Customers

8:00am-12:00pm

LUNCH

Leads and Listings

1:00pm-5:00pm



Addie Owens

CRS, PMN, SRS, SFR, AHWD, C2EX
Principal Broker, CEO
Touchstone Real Estate Group, Inc.



Join Addie Owens for these two can't miss classes all while earning hours towards your CRS designation!

I Do Until, We Must Part the Assets: Navigating Divorcing Customers 8:00 AM - 12:00 PM

Leads and Listings: Become a Power Lister 1:00 PM - 5:00 PM

MREC Supervision

(I)

VIRTUAL

Thursday, July 11th

9:00 AM - 12:00 PM

3.0 CE Hours

Embracing The

Value of Association

Living (F)

Wednesday, July 17th

10:00 AM - 11:30 AM

1.5 CE Hours

NAR Settlement

Changes in Bright

MLS

VIRTUAL

Thursday, July 18th

10:00 AM - 11:00 AM

EMBRACING THE VALUE OF ASSOCIATION LIVING (F)

with **Brenda Wakefield**



July 17, 2024



10:00 AM - 11:30 AM

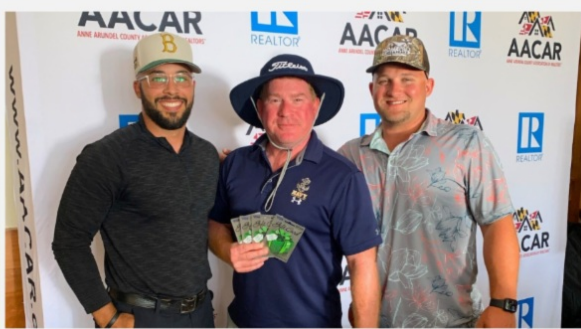
REGISTER TODAY



KNOW BEFORE YOU SHOW

Brenda Wakefield is the owner of Wakefield Association Management & Consulting Services. She has managed Maryland HOAs and Condos for over 20 years. Get **PRACTICAL INFORMATION AND PRO TIPS** like – buyer checklists to tell you if an HOA conforms to your buyer’s lifestyle and seller checklists to help you compile Resale Package information in advance. Learn how HOA information and rapidly changing statutes and regulation can predict loan approval. It’s all right there! **[Learn where to find it and how to use it.](#)**

Communicate



Join us for the 38th Annual Billy Goodall Charity Golf Tournament on September 9th at The Golf Club at South River. *Player registrations are open now!*

[Sign Up Today](#)

Have you downloaded the AACAR App?

Download on the App Store



GET IT ON Google Play



BECOME AN ACCREDITED BUYER'S REPRESENTATIVE

Sign up now – a \$295 savings!



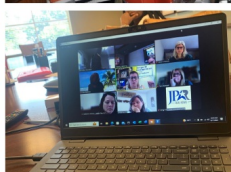
Engage

2025 NOMINATING APPLICATIONS

Interested in serving on the 2025 Board of Directors? Submit your application by **Friday, July 26th!**



JOIN A *Committee*
APPLICATIONS DUE: 10/31



Upcoming Events

AACAR/DSAC Fall General Membership Meeting

Date: September 6th
Location: Chartwell Golf & Country Club

38th Annual Billy Goodall Charity Golf Tournament

Date: September 9th
Location: The Golf Club at South River

Maryland REALTORS®' 2024 Annual Conference

Dates: September 16-19th
Location: Ocean City

AACAR Membership

Apply now to serve on a 2025 AACAR Committee. ***Applications are being***

accepted until October 31st.

Appreciation Week

Dates: October 21-25th

Location: AACAR Office

Become a Member

Email AACAR Today

About AACAR | Contact Us | FAQs

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