

JULY 3, 2024

# Newsletter



Anne Arundel County Association of REALTORS®

## Quick Links:

[AACAR Home Page](#)

[REALTOR® Tools](#)

[Upcoming Classes](#)

[Check your current CE Hours](#)

[CE Requirements](#)

[MREC Advertising Checklist](#)

[Source of Income](#)

[Discrimination Laws in Maryland](#)

[Schedule an appointment to purchase a lockbox](#)

**Connect With Us!**



*In observance of*



## Sparkle with Us This 4th of July!

At 1st Choice Property Management, we value the relationships we build. This 4th of July, as we celebrate Independence, we understand the importance of communication and maintaining the bonds you've formed with your clients. Our Client Referral Program lets you focus on sales while ensuring your clients receive exceptional care from a trusted property manager.

We specialize in property management, offering a full-service solution that handles everything from start to finish.

## Benefits of Our Program:

- Extremely REALTOR® Friendly
- \$100 Referral Fee for every client you refer
- Notification when the client is ready to sell
- You keep the listing

We are committed to maintaining the property, providing unparalleled support to your clients, and smoothly transitioning them back to you when they're ready to sell.

**Independence Day, the AACAR office will be closed on Thursday, July 4th.**

Once we have a signed property management contract, lease, and all payments cleared, your referral fee will be promptly sent to the broker! [Learn more.](#)

*\*Please note: Once your client signs a contract with us and the property is leased with a qualified tenant, we'll send you your check!*

## Maryland REALTORS<sup>®</sup> New and Updated Draft Forms, Video Tutorials, & Best Practice Tips

### New Settlement Compliance Forms

Maryland REALTORS<sup>®</sup> 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](http://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<sup>®</sup> 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](#)

## Forms Updates & Best Practices PDF

[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



# EMBRACING THE VALUE OF HOA LIVING (F)

with **Brenda Wakefield**



**July 17, 2024**



**10:00 AM - 11:30 AM**

**REGISTER TODAY**





**AACAR**

ANNE ARUNDEL COUNTY ASSOCIATION OF REALTORS®

**Bundle and save  
on your continuing  
education classes!**

**JULY 30TH &  
JULY 31ST**

---



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.



Earn 8  
hours  
towards  
your  
CRS

**Communicate**

**SUMMER HOURS**



## **LEGAL HOTLINE**

**HOURS OF OPERATIONS**

**MONDAY & WEDNESDAY**

10:00 am - 12:00 pm

2:00 pm - 4:00 pm

**FRIDAY**

10:00 am - 1:00 pm

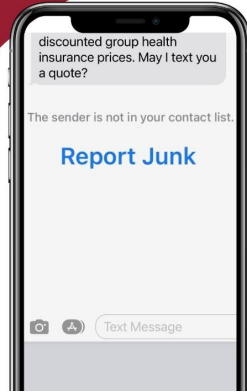
*Maryland*  
**REALTORS**



**Congratulations to AACAR Board Member, James Spencer, on graduating from Leadership Anne Arundel as part of the 2024 Flagship Class!**

# SCAM ALERT

If you receive a text message or phone call offering health insurance from someone claiming to be working with the association, please **do not** respond or provide any personal or financial information.



# BECOME AN ACCREDITED BUYER'S REPRESENTATIVE

Sign up now – a \$295 savings!



## Engage



Join Maryland REALTORS® at the Ocean City Convention Center from Monday, September 16th - Thursday, September 19th! Early bird pricing is available now through July 15th!

[Register today](#)



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](#)



# 2025 NOMINATING APPLICATIONS

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



## Welcome to our new affiliate members!

**Jason Turner** | Navigator Mortgage Brokers, LLC  
**Jim Crowder** | Primary Residential Mortgage, Inc.  
**Gabriel Baldwin** | RECreative Visual

## 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



**JOIN A** *Committee*  
**APPLICATIONS DUE: 10/31**



**Maryland REALTORS®'**  
**2024 Annual Conference**

Dates: September 16-19th

Location: Ocean City

**AACAR Membership**  
**Appreciation Week**

Dates: October 21-25th

Location: AACAR Office

**Apply now** to serve on a 2025 AACAR  
 Committee. ***Applications are being  
 accepted until October 31st.***

**Become a Member**

**Email AACAR Today**

**About AACAR | Contact Us | FAQs**

1521 Ritchie Highway, Suite 300  
 Arnold, MD 21012  
 Ph:410-544-4554

AACAR | 1521 Ritchie Hwy. Ste. 300 | Arnold, MD 21012 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!