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Upcoming RMLS™ Fall Trade Fair

RMLS™ Fall Trade Fair – October 9, 2014

Stop by OREF's exhibit booth and register for door prize.

Florence Events Center, Florence, Oregon

Please contact RMLS™ for more information at (503) 872-6063

2014 OAR State Convention and OREF, LLC Update

RMLS™ Exhibit/Trade Show at the OAR Convention: OAR enjoyed meeting with a number of Realtor® members at the RMLS™ Exhibit/Trade Show at the OREF, LLC exhibit booth. A big thank you goes to Cassandra Davis of zipLogix and OREF, LLC staff Monica Ritter and Lance Clark for staffing the Oregon Real Estate Forms, LLC booth on September 10 & 11.

OREF, LLC congratulates **Peter DeTurk of Pete Anderson Realty, Inc.** (Manzanita) and **Nancy Perkins of 20/20 Properties, Inc.** (Gresham); Peter won the **\$50 tech presentation drawing** and Nancy won the **\$150 trade show drawing** (one of the grand prizes). Both prizes were Sunriver Resort certificates that could be used as a credit towards folio expenses at current Sunriver Resort stay or future usage of any Sunriver lodging, products and/or services.

Medical Marijuana issues in Oregon Residential Real Estate by Phil Querin, Legal Counsel

Realtors® involved in the sale or purchase of homes for their clients are understandably flummoxed by the new prescription drug *du jour*, medical marijuana. Why? Because, while Oregon permits the medical use of marijuana, the Federal Controlled Substances Act, 21 U.S.C. § 801, et seq., says that it is illegal to manufacture, distribute, and possess marijuana, even when state law authorizes its use. Furthermore, here in Oregon, federal law technically *supersedes* state law, and since there is a direct conflict between

them, the federal law, being more restrictive, prevails. To read the full article click here: <http://q-law.com/wp-content/uploads/2011/02/Medical-Marijuana-Part-One.pdf>

Upcoming OREF, LLC Webinar November 14, 2014

4th Quarter Continuing Education Webinar (1.5 CE) Slated For November 14

Friday, November 14, 10:00 a.m. – 11:30 a.m. (1.5 CE)--WEBINAR

“Real Estate Inspection Process: Avoid Delays with Lenders, Appraisers and Underwriters”

Instructor: Phil Querin and Facilitator/Moderator: Jeff Wiren

Have you found yourself bogged down with delays with either the lender, appraiser and/or underwriter due to the language you've submitted in your Repair Addendum and other forms?

If So, You Won't Want to Miss this Webinar! Here is what this Webinar will focus on:

1. Communication tips to help you effectively negotiate repairs
2. Real life examples and strategies for negotiating repairs successfully for your clients
3. Discussion about common pitfalls and how to avoid them during the negotiation process

Stop being frustrated by the repair negotiation process. **Registration will be forthcoming.**

zipLogix Digital Ink®

Real estate professionals know time is money and every minute spent waiting for a signature can cost valuable revenue. zipLogix Digital Ink® is the digital signature solution designed specifically for the real estate professional.

Digital signatures revolutionize the customer experience, offering clients a truly secure paperless electronic process that can be trusted. Today's tech savvy consumers prefer not having to drive to your location or print and fax documents. The automated and straight-forward process enabled by digital signatures creates the competitive advantage to stand out in today's market. Click on the link for more information <http://www.zipform.com/digitalink/index.asp> and <http://support.zipform.com/digitalink/support.asp>

zipLogix's® zipConsult™

Have you tried zipLogix's® zipConsult™ yet? It's Free!!! Web conferencing for small business powered by AnyMeeting. zipConsult is the solution for one-to-one meetings, group collaborations, and an easy way to share and review documents with anyone anytime. Click on the provided links for more information.

<http://www.zipform.com/zipconsult/index.asp>
<http://support.zipform.com/zipconsult/index.asp>

zipLogix® now has a Facebook page

Take a moment to visit and like zipLogix® Face Book Page <https://www.facebook.com/pages/zipLogix/193478139032?fref=nf>

Forms Committee Seeks Broker Input

Your Oregon Real Estate Forms, LLC Forms Committee appreciates the input from Principal Brokers and brokers alike. Please submit your input and recommendations to www.orefonline.com via the Forms Committee input form, if there are any of the 45 + transactional and/or advisory forms that you'd like the committee to review, amend and/or add additional forms to the Oregon Forms Library.

Check out OREF, LLC LinkedIn Profile

Oregon Real Estate Forms is pleased to report that we now have a LinkedIn presence. Check out our LinkedIn profile at http://www.linkedin.com/profile/view?id=304903450&trk=nav_responsive_tab_profile. In addition to providing a business presence in the LinkedIn community, we are providing the public additional exposure above and beyond your website of www.orefonline.com and you, the subscriber, the opportunity to connect the company Linked In page. Please connect and feel free to share the link with your colleagues.

Terms of Service: Violations and Illegal Use Being Addressed:

If you are utilizing OREF forms as powered by ZipForms® and you are not the paying subscriber, you are illegally utilizing the electronic forms. Oregon Real Estate Forms, LLC is monitoring the illegal misuse of the real estate transactional forms and as we become aware of any and all appearances and/or actual cases of unlawful use, the associated parties will be issued a demand to cease and desist and further legal action. If you as a subscriber are aware of unlawful use, we encourage you to advise OREF by sending an e-mail to eo@orefonline.com and/or by calling (503) 459-0195. Per the terms of service as agreed upon by all new and renewing subscribers, as well as posted on OREF, LLC website of <http://orefonline.com/electronicforms.asp>, the grant of license states "Licensor hereby grants you a limited, revocable, nonexclusive, personal and nontransferable license to access and use the Forms via the Internet for your own direct personal use in conducting certain professional real estate activity within the State of Oregon."

Disclaimer

The information provided in the September 2014, issue of *Principal Broker Quarterly* is informational and if you, your brokerage and/or your brokers need additional resources, **we encourage you to consult** your legal counsel, your local Association of REALTORS®, your Oregon Association of REALTORS® Legal Hotline and/or the Oregon Real Estate Agency for specifics in terms of application of your Oregon real estate transaction. **As your Brokers have questions, we anticipate that you as Principal Broker or a supervisor within your brokerage will take the lead to advise accordingly to ensure that due risk management and appropriate information transfer occurs.**

As a Realtor® member with 3:1 benefits (local, state, national), you are encouraged to contact your local Realtor® Association for additional resources.

---Contact information per your **local Realtor® Association** is located at the following link: http://www.oregonrealtors.org/docs/pg/400/rid/11380/f/2011_Local_ExecutiveOfficers.pdf

---**Oregon Association of Realtors®, Legal Hotline** to subscribe to the Legal Hotline, please complete the [2014 Sign Up and Memorandum of Understanding form](#) and fax to (503) 362-9615. If you have any questions, please contact Legal Affairs Administrative Assistant, at (503) 362-3645 or (800) 252-9115. OREF, LLC does not provide legal advice and encourages Brokers to pursue annual subscription as a resource with real estate practices and transactions.

---Oregon Real Estate Agency

Contact your REA for specific applications of the Oregon State Statutes as to how you proceed with challenging real estate transaction(s) by calling 503-378-4170 and/or logging on to http://www.oregon.gov/REA/about_us.shtml Your Agency regulates the laws and rules pertaining to real estate licensing, escrow licensing and condominium registration.

Next issue of the OREF E-News *Principle Broker Quarterly* will be December 2014