

Principal Broker Quarterly

October 2016, Issue

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Friday, November 18, 1:30 p.m. – 3:00 p.m. OREF webinar (1.5 CE)

\$19 per computer per location **Register Mid-October** at Events link page, www.orefonline.com

Administering Buyer Repair (form # 022A) and Seller's Response (form #022B).

<http://orefonline.com/events/>

Jeff Wiren, Premiere Property Group & 2015 Forms Chairman, and Phil Querin, Q-Law/
Forms Committee legal counsel, will be the instructors.

Fall/Winter 3-Hours FREE On-Line Curriculum: 3 FREE on-line CE Coming Soon—October 2016!

Three One (1 FREE CE) hour modules on-line curriculum are soon to **be available for Oregon licensed brokers/OREF subscribers. A big thank you goes to OnlineEd and our OREF instructors Jeff Wiren of Premiere Property Group and Steve Russell of Windermere Stellar.** The October 2016 – April 2017 offerings will include Agreement to Occupy Before/After Closing, Well & On-Site Sewage System Addendums and Property Disclosure. Log on to www.onlineed.com and begin learning & earning CE. This is great information, education and training for all Oregon subscribers. Count this as one of your many subscriber benefits!

2017 Forms Summary Posted via Forms Changes Link Page at www.orefonline.com December 9

Mark your Calendar for the 2017 Forms Summary posting on the Forms Changes link page. In addition to the 20 + page Summary, plan on enrolling in one of the seven seminars/webinars (with 1.5 CE). OREF will also have a DRAFT of the 2017 Residential Sale Agreement for your preview, as well as a video (non-CE) posted on www.onlineed.com. [Early December].

2017 OREF Forms Changes Summary Seminars & Webinars

1.5 CE. Register with Association administering CE certificate. See schedule at www.orefonline.com, click on News link.

January 4 COAR, Bend: Jeff Wiren, instructor.

January 5 Salem, Byron Hendricks, instructor.

January 5 PMAR webinar, Portland. Instructors: Jeff Wiren and Phil Querin. \$20, register with PMAR.

January 6 RVAR, Medford. (2 seminars; register only one). Jeff Wiren, instructor.

January 10 EAR, Eugene. Instructors: Jeff Wiren and Phil Querin.

January 18 OAR webinar, Portland. Instructor: Phil Querin. Register with OAR, \$19 per computer/location.

January 25 NWVAR, Woodburn. Byron Hendricks, instructor.

Q & A: News You Can Use

OREF has developed a set of forms intended to provide useful guidance to real estate professionals documenting a variety of Oregon real estate transactions. In addition, OREF periodically provides, in its print and digital publications, guidance with respect to questions commonly posed by brokers. Neither OREF's forms, nor the statements made in its print or digital publications, are intended to constitute or provide legal advice. OREF encourages all brokers to seek guidance from their principal brokers, and when necessary, from legal counsel, regarding real estate transaction questions.

In addition, OAR offers members an annual subscription to the OAR Real Estate Hotline, which also provides brokers with consultation on real estate transaction issues. Brokers wishing to access the Hotline can find more information at <http://oregonrealtors.org/legal/action/legal-hotline>.

Q: What forms do I use for handling a multi-family User Agreement?

A: If the multi-family unit is a four-plex or less, utilize the # 001 Residential Sale Agreement. If the unit is larger than a four-plex, utilize a Commercial Sale Agreement. Consult your Principal Broker and/or legal counsel if you have additional details of concern.

Q: What form should I use for a floating home sale?

A: OREF does not have a floating home property sales form. It is highly recommended that you seek legal counsel to address the unique attributes of this personal property sale. Whether the language fits in a Sale Agreement, you will likely need a very detailed Addendum that fully addresses the complexity of the floating home sale.

Q: Where can I find property management forms?

A: In addition to a generic zipLogix zipForm® related property management forms library (generalized—not specific Oregon language), there are two companies in the Portland metro area that sell property management forms. Oregon Rental Housing Association (ORHA) and Metro Multi-Family Housing Association (MMFHA).

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.”

OREF Welcomes Your Input

Your Oregon Forms Library is continually being reviewed throughout the year. A **nine-member Forms Committee** along with title/escrow industry representation, legal counsel and staff participate in **six (6) committee meetings per year**. Broker/subscriber input is highly valued; contact OREF by phone or via the website e-mail portal at <http://orefonline.com/contact/>.

Did You Know? Access your website at www.orefonline.com for a host of resources

- mlsCONNECT® information is located on the News link page
- FAQs: How to set up Digital Ink and DocuSign (select down arrow below Resources link page)
- Past issues of e-news: select News link
- Training modules (past seminars/webinars)—15 + located under Resources link page
- OAR educational/training resources (45 + topics) in Library Archives
 - http://oregonrealtors.org/login?prevurl=education%2Fwebinar_library
- How to Create Templates, FAQs link
- How to submit forms changes communication to the Forms Committee
 - <http://orefonline.com/contact/>
 - Terms of Service Violations. Submit communication to <http://orefonline.com/contact/>
- Incorporated in 1997, OREF, LLC is owned by Portland Metropolitan, Eugene and Oregon Association of Realtors®.

Next Issue: January 2017

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