

Subscriber Update: July/August 2018

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OREF Forms Updates (June 2018)—Mid-Year Changes

Your OREF Forms Committee meets six times a year. Following are a few highlights of activities from the first three meetings. The committee will meet another three times (July – September) reviewing 2018 forms changes that advance the 2019 Oregon Forms Library.

There are **immediate mid-year changes to amend the Sale Agreements** including removing the checkbox that states that the Lead Based Form is attached to the sale

agreement (under the Lead Based Paint section). There are also changes to the wording in the Earnest Money Sections that referred to “electronic funds”, see changes to “wire transfer” and the removal of the language “drawn on collected funds”. These changes make the language more clear for you, the subscriber. Oregon Forms library updates are projected to be completed and go live with updated changes by the end of June 2018.



FIRPTA Update, Guest Article by Rich Bailey, First American Title Company

Title / Escrow Representative on the OREF, LLC Forms Committee

The OREF Forms Committee is currently considering (a) modifications to all real estate sale agreements (OREF 001, 005, 006, 007, 008 and 011) and the FIRPTA Addendum (OREF 093) and (b) creating two new forms (***Certification of Non-Foreign Status*** and ***Qualified Substitute Statement***). The proposed changes are intended to better organize the FIRPTA related provisions and ensure that the buyer is protected against FIRPTA risk in all transactions. See more here: <http://orefonline.com/firpta-news/oref-firpta-changes/>



Brickley Selected As OREF Forms Committee Legal Counsel

On June 14, Alan Brickley became OREF's Forms Committee Legal Counsel and has since been busy preparing for the July 2018, Forms Committee meeting. The OREF Forms Committee meets six times a year to conduct forms development and review for the advancement of the Oregon Forms Library.

For more information on the 2018 Forms Committee, log on to <http://orefonline.com/about/> and learn more about the Forms and subscriber benefits at <http://orefonline.com/forms/>.

Many of you may know Alan in his former position representing First American Title Company. Alan Brickley attended Portland State University, JD, Northwestern College of Law, Lewis and Clark and College and MBA, University of Oregon. He is currently an adjunct professor at Portland State University and has also taught at other local colleges and universities. He also has made various presentations to groups such as the Real Estate and Land Use section of the Oregon State Bar, where he was chosen Outstanding Member 2015. In addition to his career in the title industry he has been involved in civic affairs as the Mayor of West Linn and a member of City Club of Portland.



OREF Panel Presentation at OAR State Convention. Register Now!

OREF Panel Presentation—OAR State Convention (Sept. 19 – 21)

Oregon Real Estate Forms will have a panel presentation at the OAR State Convention (Eugene Hilton) on Wednesday, September 19, 3:45 p.m. – 5:15 p.m. mlsCONNECT® technology, transaction interface, forms update and contingencies are a few of the topics to be discussed during the 90-minute presentation. A big thank you goes to **Jeff Wiren** (RMLS®), **George Grabenhorst** (WVMLS), **Lynnea Miller** (mlsCO), **Alycia Cash** (SOMLS) and **Marie Due**, Forms Committee Vice-Chairwoman.

Register now by August 1, for the OAR State Convention early bird rate, as well as making your hotel reservations (room block deadline—late August). For more information and registration, log on to Oregon Association Realtors® <https://oregonrealtors.org/fall-convention>! Hotel reservations can be made at http://www.hilton.com/en/hi/groups/personalized/E/EUGEHHF-OAR-20180917/index.jhtml?WT.mc_id=POG



October 17, Webinar

Mark your calendar for Wednesday, October 17, 9:30 a.m. – 10:30 a.m. for your next quarterly (4th quarter 2018) webinar. OREF will be taking registration after September 18, 2018, through the OREF website Events portal at <http://orefonline.com/events/>. \$19 per computer per location is a great bargain for multiple brokers to participate and gain one (1) CE. A big thank you to our Forms Committee leaders and webinar instructors Wendy Adkisson, Chairwoman, and Marie Due, Vice-Chairwoman. Stay tuned for more information on the topic!



OREF – OnlineEd On-Line Curriculum

Earn five (5) FREE CE per the OREF—OnlineEd on-line curriculum through December 31, 2018!

- **Four (4) Free CE / five continuing education credits:**

https://onlineed.com/system/pages/courses.php?package=505&f=show_details&state=Oregon&field=2&nc=1

1. Residential Sale Agreement/Matrix and Forms Changes Highlights (2 FREE CE)
 2. Financing Contingency Clause (1 FREE CE)
 3. **Townhome, Planned Community, Homeowners Association Addendum (1 FREE CE)**
 4. **Understanding Transaction Contingencies (1 FREE CE)**
- **OREF Changes to the Contingent Right to Purchase: (1 Free CE)**
 - https://onlineed.com/system/pages/courses.php?package=674&f=show_details&state=Oregon&field=2&nc=1
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OREF Outreach: July – August 2018

OREF, LLC appreciates our partnerships with the 24 Oregon Realtor® Associations and 8 Oregon Multiple Listing Services. In July and August 2018, OREF will be providing outreach to COAR/mlsCO in Bend, SAR/NWAR/WVMLS in Salem, EMAR in Gresham, KCAR Board/MLS in Klamath Falls, Douglas County in Roseburg and Grants Pass, RVAR/SOMLS in Medford, Clatsop in Astoria and Mid-Columbia in Hood River. OREF will resume Realtor® Association/ MLS outreach in September and October. Thank you to our OREF partners; we appreciate you and your staff advancing communication and coordination on the Oregon Forms Library and associated subscriber benefits. Your brokers and our subscribers receive the same timely, quality outreach to benefit them with their Oregon real estate transactions!



Q4: November—December 2018, Calendar of Events:

**Save the Dates for 2019 CE Forms Changes Seminars/Webinars,
2019 Forms Summary and Forms Library Release**

November 28 – December 6, 2018:

The December 2019, forms changes seminars / webinar (2 CE, 2019 Forms) include•
November 29, Salem Association Realtors®. Register with SAR!

- November 29, PMAR webinar. PMAR members register with PMAR. \$20 registration.
- January 3, will be the second scheduled 2019 Forms Changes PMAR webinar.
- November 30, RVAR (2)—register with RVAR!
- December 4, 9:30 a.m. OAR webinar. OAR members register. \$19 per computer/location. Register with OAR!
- December 6, COAR seminar. COAR members register with COAR!

The January 2019, Forms Changes seminars and webinars schedules will be updated and posted after Labor Day (September 3)!

November 15, 2018: the 2019 Residential Real Estate Sale Agreement (# 001) and Matrix – Clause by Clause to Residential Real Estate Sale Agreement (# 001 MX) on-line course (2 FREE CE) will be posted.

November 21, 2018: The 2019 Forms Summary will be posted to the OREF website for your advance review. [See previous November/December 2018, seminars/webinars of 2019 Forms Changes posted previously.]

December 28, 2018: The 2019 Oregon Forms Library goes live on the zipLogix zipForm® platform effectively the end of December 2018.

January 2019: Additional seminars and webinars –2019 Forms Changes will be scheduled; the list will be posted on the Events link page of <http://orefonline.com/events/> after Labor Day 2018 (post September 3).



Accessibility: Oregon Forms on zipForm® subscription and mobile edition

Did you know that zipLogix has resources for any OREF subscriber that may have accessibility issues on zipForm® and OREF forms library? Within the zipForm application and the Mobile Edition, at the bottom you will find the category “Accessibility.” Click on those links for more information. Follow the link to zipLogix per Accessibility Coordination information site: <https://www.ziplogix.com/website-accessibility/>. The Accessibility Coordinator will be able to assist and help with finding a way to meet their specific needs. Please let OREF and zipLogix know if there is any additional information you need to meet any and all accessibility issues. Thank you!



Terms of Service

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."

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