



Your Real Estate Experts

Litigation Update



NAR PROPOSED LITIGATION SETTLEMENT:



On March 15, the National Association of REALTORS® announced a proposed \$418 million settlement agreement that would end litigation of claims brought on behalf of home sellers related to broker commissions. The proposed settlement covers more than 1 million REALTOR® members, state and local REALTOR® associations (including the Maine Association of REALTORS®), and association-owned MLSs (including Maine Listings).

An update from 2024 MAR President Paul McKee:



Visit facts.realtor to find a copy of the proposed litigation settlement, a fact sheet, a regularly updated Q&A document, and media releases. Check back often for updates.

Visit <https://www.mainerealtors.com/> for additional resources with a Maine focus. New information will be added as available.

Quick Links

[Maine Association of REALTORS®](#)

[National Association of REALTORS®](#)

[Maine Listings](#)

[Maine Real Estate Commission](#)

Board Portal Links

[Greater Bangor Association of REALTORS®](#)

[Greater Portland Board of REALTORS®](#)

[Kennebec Valley Board of REALTORS®](#)

[Maine Association of REALTORS®](#)

- Maine Commercial Association
- MAR Only Members
- York County Council

[Mid-Coast Board of REALTORS®](#)

- Acadia Council
- Waldo County Council
- Penobscot Bay Council

[Mountains to Shore Board of REALTORS®](#)

- Androscoggin Valley Council
- Lincoln County Council
- Merrymeeting Council
- Western Maine Council

MAR Resources for NAR Prop. Settlement



REALTOR® RALLY -TAKE ACTION ON APRIL 2:

Watch for an email on Tuesday morning, April 2 at 7:30 a.m. and TAKE ACTION on MAR’s REALTOR® Rally Day at the Maine State House! Thank you to members who are joining us in Augusta to protect your business and private property rights in Maine. Please do your part and TAKE ACTION when prompted. [Learn more about the Rally focus](#)

MAR VIRTUAL REALTOR® RALLY MOBILE ALERTS:

For added convenience and to be ready for the virtual portion of MAR’s REALTOR® Rally next week, text REALTORS to 30644 to register for mobile alerts. When a state or national REALTOR® call for action is launched, you can take action from your cell phone!



LUNCH AND LEARN: ECONOMIC UPDATE: APRIL 9:

Join us on **Tuesday, April 9th** from 12:00 to 1:00 p.m. as we host Dr. Jessica Lautz, NAR’s Deputy Chief Economist and VP of Research and Amanda Rector, the State of Maine Economist for a national and state economic update. Grab some lunch and join us via Zoom to learn more! Bring your questions too.



MAR Leadership

- President
Paul McKee
- President Elect
Jeff Harris
- First Vice President
Judy Oberg
- Treasurer
Eric Flynn
- Chief Executive Officer
Suzanne Guild

Last Issue: March 21
Some content may be commercial in nature.



Register Now!

MAINE REALTOR MAGAZINE:
The spring issue of Maine REALTOR® magazine was mailed to your



“Communication Preference” address on file at the Maine Association of REALTORS®. See below for instructions on how to update your contact information. The default communication preference is your office address.

You can [read and share your digital edition of the Maine REALTOR® magazine](#)

If you want to share a magazine article with your clients or customers, just click within the article of interest, and note the buttons in the top center to share through Facebook or to download for distribution.

Thank you to our advertisers for making this product available to our membership! **Remember, all ads are hyper-linked, so readers can click and view the websites of the advertisers too!**

COMMUNICATION PREFERENCE: To update your “Communication Preference” in the MAR membership system:

- 1) Login to the [Maine Association of REALTORS® RAMCO portal link](#):
- 2) Help info is on the top and side of the portal sign-in screen.
- 3) Click on the “Update Your Member Profile” in the blue box (upper left)
- 4) Note the five sections on the left to update (Main, Home Address, Mailing Address, Personal, Communication Preference)
- 5) Update your information in each section and be sure to click on Save at the bottom of each section.

FRAUDULENT SELLER SCAMS **RED FLAGS INFOGRAPHIC:**

Review the [infographic below and share it with your colleagues](#). The latest fraudulent sellers were targeting 769 Main Street in Madawaska and 153 Lebanon Street in Sanford.

Red Flags and Best Practices



How can REALTORS protect themselves and their clients from seller impersonation fraud?

With the increasing prevalence of agents working remotely and communicating with clients through email and text is crucial to confirm the identity of potential clients. Any verification process your brokerage uses must be applied uniformly to all individuals. Stay up to date with these recommendations to protect you and your clients from seller impersonation fraud.

Watch for Red Flags Seller Behavior to be Suspicious of

► Absentee Owners

- Listing property that is non-owner occupied (aka absentee owner).
- Examples include vacant land, vacant lot, rental property, short term rental property such as Airbnb, a second home and a vacation home.

► Low Priced or All-Cash Deals

- A prospective seller wants to list the property below market value and only wants offers from buyers willing to pay cash.

► FSBO; Unknown Seller

- The property wasn't listed with a regular agent, but instead through a For-Sale-By-Owner website that shares the listing on public platforms.
- No one involved knows the seller or has even talked to the seller until a buyer wants to make an offer.

► Communicates Only Through Text or Email

- The Seller actively avoids any face-to-face or phone conversations, solely relying on text or email for communication.
- When called, the seller's voicemail picks up and they respond through text or email.

► Rush to Close

- During negotiations with the buyers, the seller readily accepts almost all terms, prioritizing a quick cash transaction.
- They show no objections to proposed fees, cost allocations, commissions, or other terms.

► Refuses to Attend Closing

- The seller might suddenly become unavailable due to being "out-of-town" or for other reasons coming to closing. However, they are still available to sign the documents with a notary, often in a different city or state

► Suspicious Wire Instructions

- The seller provides wiring instructions for their proceeds to a bank that is not geographically close to the property or the mailing address for the tax bill.

► Check FOREWARN

- When the seller's phone number is reverse searched to determine if it belongs to the owner of the property, it shows as a completely unrelated name or as unknown.

Have questions? Contact Maine Listings Member Care Support at (800) 779-4938 or 780-1366 (local to Portland) or help@mainelistings.com

Connect with us!



Maine Association of REALTORS® | 19 Community Drive, Augusta, ME 04330

[Unsubscribe tanya@mainerealtors.com](mailto:tanya@mainerealtors.com)

[Constant Contact Data Notice](#)

Sent by claire@mainerealtors.com powered by



Try email marketing for free today!