

# MLS & Rules Committee

## MEETING MINUTES

May 29, 2018: 1:00pm

Chairperson Tanya Kulaga called the meeting to order. The meeting minutes for May 4 were not available and will be reviewed at the next meeting of the MLS & Rules Committee. were reviewed by the committee.

Prior to jumping into the first item on the agenda, staff provided the Committee with an update on the MLS Changes that will take effect on June 4<sup>th</sup>. At that time, the method to “submit” listing docs to the MLS will be changed to an upload of listing docs into Associated Docs in the Paragon system. Each doc will be assigned a document type, and the document types have limited visibility settings. Classes to teach the new procedures are on the calendar.

Next, staff was asked about the recent trip to Washington DC. A brief update was provided, including the talking points for the legislative agenda.

Next, and still prior to working the regular agenda, a Committee member suggested that lease info/terms need to be included in the Seller’s Property Condition Disclosure. A discussion ensued, and no action was taken.

Next, the Committee was told that the questions regarding Closing Fee and Split Closings was out with the Board Attorney for review.

Next, the Committee began working on suggested contract changes. First was a discussion about the marital status of the Buyer/Seller. Also, a suggestion was made to remove the address for Buyer and Seller. After discussion, **it was moved and seconded to remove the address lines for Buyer and Seller, and to add ASP box (a single person) and AMP box (a married person), and Other. Motion Passed.**

Next, the Committee discussed whether the **County** of the subject property was needed on the contract. After discussion, no action was taken on the item.

Next, the Committee discussed whether the sales contract should show if the property is Owner Occupied Leased (and subject to Tenants Rights), or Vacant (and free of encumbrances). After discussion, no action was taken.

Next, the Committee discussed the Earnest Money/Check on the Sales Contract. It was moved and seconded **to remove the box and line for “Copy of earnest money attached – Original to be delivered immediately upon acceptance”. Motion Passed.**

Next, the Committee questioned whether the phrase that was added by the Committee in a prior meeting should remain. After discussion, it was moved and seconded to remove the line that reads “Closing to occur at Escrow Agent unless otherwise specified.” Motion Passed.

Next, the Committee discussed the line in Section 3 reading “if required by lender.” After discussion, no action was taken.

Next, the Committee discussed paragraph 4, specifically the line: “agrees to deliver possession \_\_\_\_\_ (date) \_\_\_\_\_ am / pm. No action was taken.

Next, the Committee considered input from a Broker regarding phrasing for “key delivery & possession, and the timing of such as it relates to the recording of the deed. It was determined that we need more information from the Broker to address this change. No action was taken.

### MLS & RULES

*Tanya Kulaga, Chairperson*

*Erin Morgan, Vice-Chairperson*

Bev Hill

Cheri Drake

Cheryl Puentes

Chris Earl

Diane Kennedy

Drew Deck

Linda Trotter

Lindsay Landis

Jake Forbes

John Green

Mary Jones

Nicholas Lerner

Shelly Doris

*HRE*

*McGrew*

KWI

McGrew

McGrew

Stephens

McGrew

RN Pref

McGrew

HRE

HRE

CB G&B

McGrew

McGrew

Stephens

Next, the Committee discussion about Closing Costs paid by the Seller. Some felt that Seller Concessions should move off the last page and onto the front page. However, some argued that doing so would suggest to Buyers that they ask for Seller Concessions.

Next, the Committee mentioned THDA – also if a Pre-Approval is needed.

Last, President Wertin passed along a statement of gratitude to the Committee for their hard work and their dedication. He indicated that the good work of the Committee does not go unnoticed.

Upon reaching the end of the allotted time, the Committee set the next meeting date/time on Friday, June 8<sup>th</sup>, at 11am. The meeting was then adjourned at 2:30pm.

Respectfully submitted,



Rob Hulse  
Executive Officer

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