

1. Update on Residential Eviction Moratorium

The Center for Disease Control has issued a controversial moratorium on residential evictions through the end of 2020. Unlike the earlier federal moratorium, this new order applies to all residential leases. The moratorium applies only to evictions based on the nonpayment of rent and does not ban evictions for other reasons. Tenants are still responsible for all rent that accrues during this time period (as well as all applicable fees, penalties and interest). In order to qualify for protection under the order, a tenant must provide their landlord with a signed declaration stating, among other things, that the tenant is unable to pay their rent due to substantial loss of household income or extraordinary out-of-pocket medical expenses. Tenants who are unable to make their full rent payment are required to use their "best efforts" to make timely partial payments that are "as close to the full payment as the tenant's circumstances permit."

As you know, Michigan Realtors® and the NAR have both been advocating at the state and federal level that eviction moratoriums should also include relief for property owners. While recognizing the hardships that COVID-19 has created, any plan to delay payment or the eviction process should be structured with relief for both the tenant and the property owner.

NAR President Vince Malta released the following statement: "While NAR appreciates and is supportive of administration's efforts to ensure struggling Americans can remain in their homes, this order as written will bring chaos to our nation's critical rental housing sector and put countless property owners out of business. Any eviction moratorium must also come with rental assistance for property owners, the vast majority of which are mom-and-pop investors and are still required to meet their financial obligations even as they cease to receive income on their properties."

We will update you on this directive going forward.

2. 2021 District Director Elections | Online Voting Now Open

Online voting for the 2021 Michigan Realtors® District Director Elections is now open. Michigan Realtors® members living in Congressional Districts 1, 4, 6, 9, 11, and 14 with active NRDS ID numbers as of August 27, 2020 are eligible to vote in this election. Home address determines voting district.

- Voting ends October 7, 2020, 11:59 pm EDT
- Winners will be announced during The Convention - Virtual
- [Find your District Representative](#)
- [See candidates](#)
- [Vote Online](#)

3. Register for The Convention - Virtual | Registration Closes 9.30.20

MICHIGAN REALTORS® THE CONVENTION

Virtual Real Estate Convention | October 7-8, 2020

Looking for quality CE sessions with top-rated speakers to keep you on track this licensing cycle? The Convention – Virtual offers that, and so much more. Explore the (virtual) Expo floor, network with fellow attendees and bid on some great items during the RPAC Silent & Live Auction.

With attendance options to fit your schedule, the Michigan Realtors® Express Pass gives you access to Main Stage events, Networking, and the Expo free of charge. The Member Full Registration allows access to all aspects of The Convention – Virtual plus session recordings for one year for only \$50.

[Register Today](#)

Pre-registration is required. Registration closes September 30, 2020.

SPONSOR • EXHIBIT • SUPPORT • VIRTUALLY

Virtual exhibit and sponsorship opportunities are available to increase your company's brand visibility at The Convention - Virtual.

The deadline to submit registration forms and payment is 9.24.20. Register now!

Interested in learning more? Contact:

Jenn Morden, CTA, CMP
 Events Project Manager
 517.334.5548
 Email jmorden@mirealtors.com
[View Opportunities](#)

4. Michigan Realtors® Scholarship Trust 20/21 Scholarship Recipients



Congratulations to the following students, who each received \$1,600 in scholarship funds through the Michigan Realtors® Scholarship Trust.

2020/2021 recipients:

Caleb Bangerter
 Attended: Grand Valley State University

Kevin Conder
 Attended: Michigan State University

Scott Cramton
 Attended: University of Michigan - Dearborn

Christian Fairbanks
 Attended: Cooley Law School

Karlynn Kelley
 Attended: Michigan State University

Muffideh Samaha
 Attended: University of Michigan – Dearborn

[Learn more about our 20/21 recipients and MARST](#)

5. Legal Lines - Questions of the Month

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News. We will be featuring a different question each issue.

QUESTION: The purchase agreement says that if my buyer clients are turned down for a mortgage, my buyers are entitled to their earnest money deposit back. That is exactly what happened but the seller objected so my broker won't release the earnest money deposit. Why isn't the contract enforced as written?

ANSWER: The purchase agreement is to be enforced as written, but the law says that in the event of a dispute, a court, not a real estate licensee, is responsible for interpreting the contract.

For more legal resources, visit law.mirealtors.com.

6. Michigan Realtors® Seeking 2020 Committee and Task Force Volunteers



Interested in volunteering with the Michigan Realtors®? We are seeking volunteers to serve on our upcoming Committees and Task Forces. Engage in your industry and help shape the future of our growing association. The volunteer application process will run from 9.8.20 through 10.9.20.

To volunteer, log into the Michigan Realtors® [Web Portal](#), click on Committees, My Committees, then Volunteer for Committee Service. Select the committee(s)/task force(s) you wish to serve on, click on continue and you're done!

7. Virtual Code of Ethics Class - Just Added!

Due to popular demand, another Code of Ethics class has been added to the calendar for this year. This virtual session will take place Thursday, September 17th, 9:00 AM - 12:00 PM. Earn three elective CE credits and meet your COE requirements for this cycle with this complimentary class.

[Register now](#)

8. Realtor® Safety Month Resources

In an ongoing effort to keep safety top-of-mind for MEMBERS, NAR dedicates September as Realtor® Safety Month. Take advantage of these FREE resources to keep both you and your clients safe.

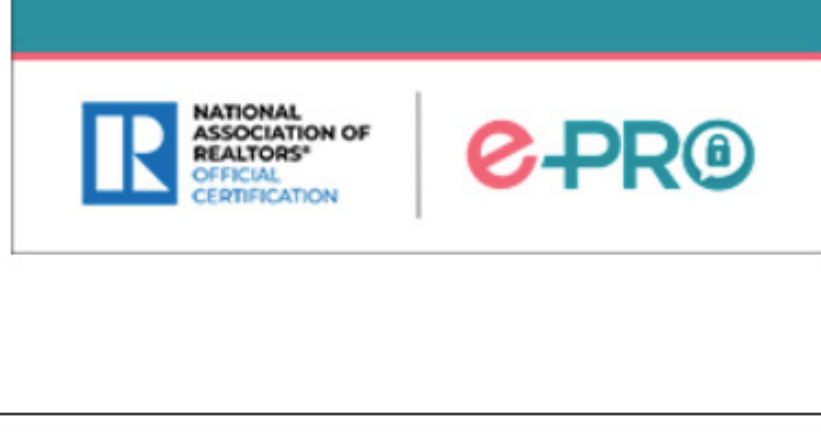
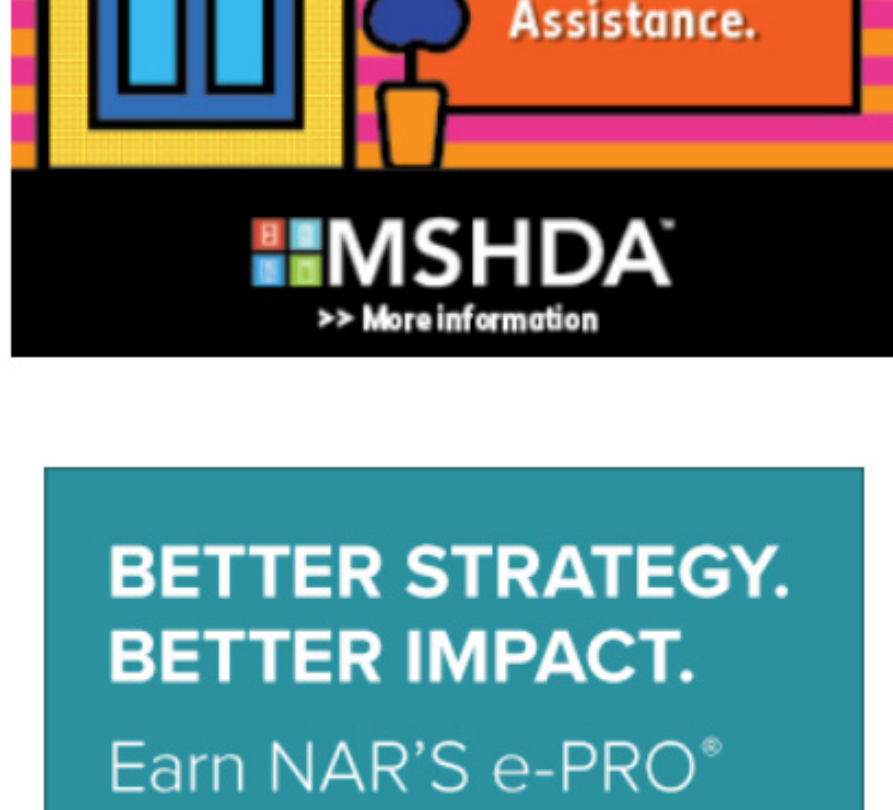
- Webinar - Selling Safely: Because It Can Happen to You September 23, 2020 • [Register](#)
- [2020 Member Safety Report](#)
- [View all resources](#)

9. Upcoming FEMA Webinars

The FEMA Region V office represents the State of Michigan and will be conducting a number of webinars this week. The webinars will cover program basics as well as more complex topics related to post-disaster and insurance.

The webinars are scheduled for the following dates and times:

- 9.9.20 • 3:30 PM Central • [Register](#)
- 9.10.20 • 12:00 PM Central • [Register](#)
- 9.10.20 • 5:30 PM Central • [Register](#)



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