

Good Evening, Michigan Realtors®.

This has been an extremely hectic week for our state and our industry. As we enter the weekend and look forward to next week, we have prepared the following special e-news to centralize and summarize the most immediate information that we have.

1. A Video Voicemail from CEO, Rob Campau

[Watch video](#)

2. Executive Order 2020-21 and Further Guidance

This week, the Governor's Office issued further guidance on real estate services under [Executive Order 2020-21](#). The [FAQ](#) makes clear that real estate brokers and salespersons are not "critical infrastructure workers" and therefore may not leave their homes for work. The only narrow exception to the order is the instance where work is absolutely necessary to assist those with a genuine and emergent need, such as an immediate lack of shelter. The [FAQ](#) also uses the ambiguous term of "real estate service employees" which we do not know how to interpret. We have already communicated our concerns over the wording of this [FAQ](#).

As for now, Michigan Realtors® current interpretation of Executive Order 2020-21 still stands. Real estate services, like the showing of homes and other property, open houses, and other client contact should be considered to be non-critical and travel to do so is prohibited through April 13, 2020. Willful violation of the Governor's Order is a Misdemeanor. We have already received reports of law enforcement officers enforcing the Executive Order on the streets and establishing communications for the reporting of non-essential services that continue to operate.

For those Realtors® with clients with a scheduled closing in the coming weeks, we have been advised that a number of Michigan title companies and appraisers will continue to do business under the federal government's general category for financial/insurance services and that closings will proceed. Realtors® should check with the specific title company/appraiser regarding its policy. Real estate brokerages have the ability to participate in closings via conference calls or other video conferencing methods to comply with the Governor's order.

If you have a purchase agreement in place and the parties wish to agree to an extension, this can be accomplished by utilizing the Michigan Realtors® [Amendment to Purchase Agreement](#). As with any contract, please make sure that you are consulting with legal counsel.

3. COVID-19 Legal Q&A

Please visit the following link to view some common questions that we have received over the last few days regarding the Governor's Order. Please know that we fully appreciate the hardships created by the limitations discussed in the Q&A. However, the Governor's Office has repeatedly made it clear that real estate service providers are not "critical infrastructure workers" under the Order. We will certainly update/supplement these FAQs as we receive new information.

[Read Q&A](#)

4. Important Language to Support Basic Business Operations

The following language may be used by brokerages and associations for very narrowly permitted travel under the Governor's Executive Order 2020-21. Please note that this language is not intended to permit travel to showings, open houses, or other work that is otherwise not permitted under the Executive Order.

This is very specific to minimum basic operations of a respective office. It is important to note that, starting on April 1st, travel for this narrow purpose will require written designation which can be accomplished by electronic message. We have already heard of instances where people have been pulled over by the state and local authorities. While this suggested language unfortunately won't prevent a possible traffic stop, it will help you to operate within the framework of the Executive Order and explain as much to the enforcement official.

Thank you and stay safe.

[Download letter](#)

5. NAR Covid-19 Stimulus Summary

Below is an evolving summary of the Senate stimulus bill thus far. This legislation has passed the Senate and House and is on the way to the President. In its current form, it appears to provide meaningful relief to many businesses, including those that operate as sole proprietors and independent contractors. Please visit the following link where the legislation's progress and content will be updated.

[Read Summary](#)

6. Summary Page of All Michigan Realtors® Communications [mirealtors.com](#)

Keep track of all COVID-19 related communications [here](#).



Get Realtor® Party Mobile Alerts

Help strengthen the Realtor® voice! Sign up to receive short text messages to act on important real estate issues. On average, you will receive three to five calls for action per year. Text the word "Realtor" to **30644**.

*Message & data rates may apply.

Michigan Realtors®
www.mirealtors.com
720 N. Washington Ave
Lansing, MI 48906
USA
800-454-7842