

## 1. REALTORS® Relief Foundation Activated for Southeast Michigan

During the weekend of June 25th and 26th, the Metro Detroit area was hit by substantial rainfall that resulted in widespread flooding, stranded motorists, damaged homes, and displaced residents.

In response to these hardships, the REALTORS® Relief Foundation has \$100,000 available for individuals and families directly affected by the June 25-26 flooding. Applicants will need to verify that they reside within the State of Emergency Zone as declared by Governor Whitmer. Financial assistance will be provided to cover one month's rent or mortgage payment for qualified applicants in an amount of \$1,000 per household until the available funds have been fully allocated. This opportunity is open to Realtor® members, as well as the public.

Each applicant will need to provide:

- Photo Identification that proves your place of residence.
- Copy of Mortgage Statement or Renters Statement.

One of the following will be required to show proof of damage:

- Photos of Damage.
- Insurance Estimates.
- Copies of Written Claims, Settlement Proceeds or Claim Status Reports.
- Copies of Repair Estimates from Contractors.

To apply for relief funds, please contact any of the following Realtor® Associations:

- Dearborn Area Board of Realtors®: [dearbornrelief@gmail.com](mailto:dearbornrelief@gmail.com) – (313) 278-2220
- Detroit Association of Realtors®: [detroitassociation@gmail.com](mailto:detroitassociation@gmail.com) – (313) 962-1313
- Grosse Pointe Board of Realtors®: [relief@gpbr.com](mailto:relief@gpbr.com) or [www.gpbr.com/relief](http://www.gpbr.com/relief)

2021 Michigan Realtors® President, E'toile Libbett, expressed sympathy for those who now face enormous challenges brought on by the flooding. "Those who reside in these communities have had their lives dramatically changed by this crisis. We wanted to do our part to alleviate some of the housing insecurity brought on by the flooding. We are proud to be able to show our support and provide some financial assistance during this difficult time."

[To donate, please click here.](#)

## 2. The Convention Registration Rates Increase on 9.8.21



Are you registered for The Convention? Registration rates increase on September 8, 2021. The Convention provides opportunities to attend CE Marketplace certified knowledge sessions from top industry speakers, networking events and the Expo. Register before September 8th and save.

[Register Today](#)

## 3. REALTOR® Safety Resources Available

The National Association of REALTORS® recently hosted a Realtor® Safety webinar to address mental health awareness. Michigan Realtors® President, E'toile Libbett took part in this open discussion about mental health wellness. This webinar and other Realtor® safety resources can be [found here](#).

## 4. Legal Action Victory for Realtors® in Independent Contractor Ruling

Last year, a case was brought by an associate broker against his former brokerage firm alleging that he had been wrongfully terminated. The trial court dismissed the case on the basis that the Plaintiff was an independent contractor and not an employee of the brokerage.

On appeal, the Plaintiff argued that, despite an executed independent contractor agreement, he should be classified as an "employee". He also argued that the statutory definition of "independent contractor" in the real estate context merely sets forth prerequisites that, once met, allow for the application of the "control test" to determine employment status. The Michigan Realtors® Legal Action Committee authorized an amicus brief in support of the Defendant Brokerage, arguing for the clear statutory definition of "Independent Contractor" in Article 25 of the Michigan Occupational Code.

Today, the Michigan Court of Appeals published its Opinion in this matter. The Court sided with the brokerage and agreed with our supporting arguments, holding that, under the Michigan Occupational Code, the Plaintiff was clearly an independent contractor, having met the statutory definition of "Independent Contractor Relationship."

This ruling is a substantial victory for Realtors® as it supports the long-held understanding that real estate licensees who sign an independent contractor agreement and receive 75% of their compensation in the form of a commission, are considered independent contractors for tax and other employment purposes.

## 5. Legal Lines | Questions of The Week

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News.

**QUESTION:** My buyer agreed to cover any difference between the appraised value and the sale price up to a maximum of \$10,000. The appraisal came in at \$15,000 below the sale price. Is the seller required to reduce the price by \$5,000?

**ANSWER:** No, not unless your purchase contract expressly provided for such a price reduction. Ordinarily, under these circumstances, the buyer could choose to either cover the additional \$5,000 or terminate the purchase agreement. The buyer could not require the seller to sell at the lower price.

For more legal resources, visit [law.mirealtors.com](http://law.mirealtors.com).

## 6. Michigan Realtors® Veteran Resources

Visit the Michigan Realtors® Veteran Resources page, which provides a one-stop location for members to connect their Veteran client with Veteran specific programs and services that may be of assistance in the homebuying process.

[Learn more](#)



[Free Promotion and Marketing Resources](#)

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\*Message & data rates may apply.

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