

MLS & Rules Committee Meeting Minutes

Lawrence Board of REALTORS®

Thursday, October 27, 2022

11:00pm to 12:30pm

The meeting was called to order by Committee Chairperson Bailey Stuart. After review, **it was moved and seconded to approve the previous meeting minutes.**

Motion passed.

LMLS Staff Report:

Paragon Changes and Lawrence MLS Extension.

- o 51 Hours - \$10,250

- Board of Directors approved:

- o Fine Notice verbiage that adds \$10 per diem for violations that are not fixed.

- o Changes to the Listing Agreement with new Limited Visibility Language / Broker signature.

- o Approved the need for an acknowledgement or indemnification for online display of data after closing.

2022 MLS & RULES

Bailey Stuart, Chairperson

	<i>McG</i>	<i>Present</i>
Cheri Drake	McG	Excused
Chris Earl	SRE	Present
Jill Ballew	SRE	Present
Kelly Rodriguez	KWI	Present
Libby Grady	SRE	Excused
Lindsay Landis	McG	Left Early - E
Michelle Roberts-Freeman	SRE	Present
Mohammad Aldamen	EXP	Absent
Nicholas Lerner	McG	Present
Ryan Desch	R+K	Present
Taylor LaRue	McGrew	Present
Zach Dodson	SRE	Present
Vanessa Schmidt	KWI	Excused
Rob Hulse, Staff Liaison	LBOR	Arrived Late - E
Linda Manley, Staff Liaison	LBOR	Present

Next, the Committee looked at page 22 and 29 regarding VA Loans. The suggestion was to have the contract say that if it is a VA loan, the seller will pay for it. Discussion ensued regarding the separate VA document, and that there is language already in place for it. Consensus was had that the verbiage was not needed.

Next, there was discussion about including base utilities in the contract. Motion passed to table this item.

In Paragraph 7d of the contract, it was suggested that, after the blank, to put (5 calendar days if left blank). The motion was made to add this and passed.

Next, discussion was held about Inspection deficiencies (statement above 7di). It was suggested that “cost to correct deficiencies” is ambiguous. Other documents are used to clarify and have a written agreement, so it was decided that if it isn’t a problem that has come up, we can move on.

Discussion on 7e then took place regarding when the submission of deficiencies end. The Committee agreed that the act of giving the inspection report is the end of the inspection period.

The Committee then reviewed “8. Occupants Other Than Seller.” It was suggested that there be a blank and then “(3 calendar days if left blank). Further discussion resulted in agreeing that if it needed to be customized, it could be on an individual basis.

In “11. Agency Disclosure,” it was recommended that “Seller’s Sub Agent” be removed from the contract here. Motion was made and passed, per verification that this was legal.

It was then moved and passed that the verbiage added on page 37 of the packet be approved. The Committee also passed a motion to approve the wording on page 38 of the packet, number 18.

Next, the Committee reviewed “19. Utilities.” Discussion occurred as to when the buyer should transfer these: at possession or closing. This brought up whether “possession” was even defined. Number 4 of the contract defines transfer as “SELLER shall deliver possession and provide keys to BUYER immediately following payment of the purchase price to SELLER and recording of the deed.” Discussion turned to closing IS possession. “Closing” is well-defined, whereas “possession” isn’t. A motion to read, “The closing,” instead of “buyer’s possession” on 18 and 19. The motion passed.

Finally, much discussion ensued about “39. Acceptance of Contract” and whether this entry should even exist. As members had to leave, the Committee lost their quorum and decided to leave it alone, effectively sending the contract to the Board next week. The next meeting will be on November 17, 2022 at 1:30 p.m. – 3:00 p.m.
Meeting adjourned at 12:55 p.m.