



LEGAL HOTLINE

An Oregon REALTORS® member service benefit

The Oregon REALTORS® is very pleased to provide a member benefit for you and the clients you serve. The Oregon REALTORS® Legal Hotline is designed to answer your legal questions about many of the diversified areas of today's real estate industry. This service is provided not only as a member benefit, but also as a method of improving the professionalism of REALTORS® and the Oregon real estate industry.

HOW DOES THE LEGAL HOTLINE BENEFIT ME AND THE PUBLIC?

The Legal Hotline benefits Association members and the real estate industry in the following ways:

- 1** Access to legal information helps prevent REALTORS® from making mistakes. REALTORS® become more professional and, consequently, the image of REALTORS® in Oregon is enhanced proportionately as is the value of the services REALTORS® provide to their clients and customers.
- 2** Major issues affecting REALTORS® can be identified, early, allowing time to properly address issues through legislation, education and information dissemination.
- 3** The Legal Hotline's easy access encourages REALTORS® to email questions that may not normally be considered "serious enough" to contact a private attorney. Consequently these questions go unasked, creating the potential for problems. Possible legal entanglements and lawsuits may be avoided.

• WHAT IS THE LEGAL HOTLINE?

The Legal Hotline is designed for Association members to have email access to a qualified attorney who can provide information on real estate law and related matters. The attorney will not be acting as your advocate. The program is intended to help prevent legal problems, thereby benefiting the Association's members and, through them, the public they serve.

• HOW DO I GET ACCESS TO THE LEGAL HOTLINE?

You must first receive your personal authorization identification number by completing and submitting the Legal Hotline Application and Memorandum of Understanding. Forms are available at www.oregonrealtors.org/legal. Hotline access is open to all REALTOR® members.

• MAY I ASK MORE THAN ONE QUESTION?

Certainly! It may take several questions for the attorney to get the entire "picture" of your question. If you have more than one subject, however, please send one email per subject.

• WHAT ARE THE HOURS OF THE LEGAL HOTLINE?

Emails are received and reviewed during regular working hours Monday-Friday 8 A.M.- 5 P.M. (except Holidays and during NAR and Oregon REALTORS® conventions). Expect an answer to your email within 48 hours unless additional research is required.

• ARE THERE ANY SPECIFIC TOPICS THE LEGAL HOTLINE WILL NOT HANDLE?

There may be several but, specifically, questions concerning commission disputes between members and questions concerning the REALTOR® Code of Ethics will not be handled by the Legal Hotline. The member will be directed to contact his or her Member Board/Association. Questions regarding proposed or pending legislation or administrative rules will be referred to the Association's Government Affairs staff. Legal questions of a personal nature and review of documents are outside the scope of the Legal Hotline. Also, some questions may require extensive research or may fall outside the scope of Approved Topics. In these cases, the members may be advised to contact outside counsel.

• WHEN CAN I EMAIL THE HOTLINE?

You may e-mail a question at any time. Access information will be provided in your authorization letter. Please include your authorization ID number on the e-mail subject line. The hotline Attorneys will make every effort to answer your email by the end of business on the day received (weekends and holidays excluded). Depending on volume and attorney availability it may take up to 48 hours to respond.

• I HEARD THAT OREGON REALTORS® WILL BE KEEPING STATISTICS ON ALL QUESTIONS SUBMITTED. WHY?

The Association tracks the local board location and topic of an email to the Legal Hotline. This information helps identify "hot" issues and concerns that should be addressed through education, legislation or in Association publications.

• CAN THE LEGAL HOTLINE RECOMMEND A SPECIFIC ATTORNEY?

If you are looking for an attorney to represent you, please call the Oregon State Bar at 800-452-7636 for a referral. That service will refer you to a real estate attorney in your geographic area. CAUTION: Information received via the Legal Hotline is not to be used to counsel other licensees or the public. It is intended to keep you informed and to obtain answers to your questions. No attorney/client relationship is intended or desired between you and the Legal Hotline. The Legal Hotline is not intended to be a substitute for individual legal counsel.

• WHAT TOPICS CAN BE COVERED IN MY QUESTIONS?

The list of Approved Topics is included in this brochure. As real estate transactions and our profession evolve, new areas may be added.

• CAN I USE THE LEGAL HOTLINE ATTORNEY AS MY OWN ATTORNEY?

The Association's Errors and Omissions Insurance prevents such a relationship. Legal Hotline attorneys are employees of the Association. No email handled through the Legal Hotline results in an attorney-client relationship. The Legal Hotline is strictly a source of legal information and no such attorney client relationship is intended or implied.

DO'S & DON'TS

- DO call your local Board/Association with questions about the REALTOR® Code of Ethics or disputes between you and other REALTORS®.
- DO expect the Hotline attorney to be knowledgeable about real estate related legal issues but please don't expect complicated legal advice. They will provide effective and efficient answers to your questions regarding the Approved Topics of your e-mail inquiry. Research time for complicated issues is limited.
- DO contact outside counsel if the Hotline attorney recommends that step.
- DO keep questions to one subject per email. If you have more than one issue to discuss, please send an additional email to the Legal Hotline.
- DON'T ask Legal Hotline attorneys for advice about personal legal questions; for example, your divorce, your bankruptcy, or your will.

APPROVED TOPICS



Acceptance	Escrow	Mitigation
Addendum	Eviction	Mobile Homes
Advertising	Execution of Documents	Negotiation
Agency	Fair Housing	Occupancy
Amendment	Financing	Offer
Bankruptcy	Fixtures	Ownership
Broker/Salesperson	Foreclosure/Short-sales	Parties
Buyer	Forms	Performance of
Closings	Incentives	Contracts
Commissions	Independent Contractor	Personal Property
Contingencies	Inspections	Presentation of Offers
Contracts	Joint Tenancy	Remedies
Counteroffers	Landlord-Tenant	Representation
Credit	Land Use	Revocation
Default	Lease	Specific Performance
Description	Liability	Tenants in Common
Disclosure	License Law	Termination
Disclosure of Terms	Listing	Title/Estates in Property
Discrimination	Material/Adverse	Trust Accounts
Earnest Money	Factors	
Encumbrances	Misrepresentation	