



POCONO MOUNTAINS
ASSOCIATION of REALTORS®

Success Starts With Communication

Continuing to Work Together...

***Remember we are here for you.
Call or email: 570-424-8846 (M-F 9-5)***

***The office is running with rotating staff and is open by
appointment only!***

Nicole: Nicole@poconorealtors.com

Kate: Kate@poconorealtors.com

Carmen: Carmen@poconorealtors.com

Ann Marie: Ammoyer@poconorealtors.com

Linda: Bookkeeper@poconorealtors.com (M & W)

Here are some additional numbers that might help you:

Tech Helpline: 866-232-1838

PAR Legal Hotline: 800-727-5345

SUPRA 877-699-6787

ZipForms: 866-693-6767

FBS Support: 1-888-525-4747

Committee Sign Up Form



NATIONAL
ASSOCIATION *of*
REALTORS®

NAR launched its new website: <https://www.nar.realtor/>

and in other news

COVID-19 Relief Package Includes Help for Business and Property Owners Share

December 21, 2020

[Commercial & Investment Real Estate](#), [Rental Properties](#), [Coronavirus](#)

Congressional leaders struck a deal on a nearly \$900 billion coronavirus relief bill that will bring a new round of support to millions of Americans before year's end.

The agreement contains many priorities championed by NAR, including rental assistance, a fresh round of funding and simplified forgiveness for SBA loans, and more direct payments to Americans. Click [here](#) for the entire article.



On Dec. 30, [Gov. Tom Wolf announced that the limited-time mitigation order put in place on Dec. 12 will expire on Jan. 4, 2021](#), as scheduled.

Though two items are set to expire on Jan. 4, **other restrictions still remain in place**. Most notably, the general mitigation and enforcement order (effective Nov. 27) still requires remote work “unless impossible” and requires a number of additional on-site protocols for employees and customers.

And the state travel restrictions still require that most out-of-state residents either provide proof of a negative test or quarantine (now for 10 days) upon their arrival.

[Read a full recap of what expires on Jan. 4 and what remains in effect on PAREaltors.org.](#)

[Real Estate in the Age of COVID-19: Suggested Best Practices](#)

REALTOR® Magazine

A Step-by-Step Guide to Creating a Virtual Home Tour

November - December
2020

by [Mandy Ellis](#)

The COVID-19 economy has pumped up consumer demand for virtual home tours. These presentations, created using 360-degree and 3D tour technology, provide an immersive experience for viewing homes while limiting in-person contact.

[Read Full Article Here](#)



Coronavirus Relief Bill Provides Funding for Rental Relief and SBA Loans

By: [Kim Shindle](#) on December 28th, 2020 in [Government Affairs](#)

The federal coronavirus relief bill was signed on Sunday evening, providing nearly \$900 billion of support to millions of Americans before year's end.

The [National Association of Realtors®](#) has encouraged many of the priorities, including rental assistance, a fresh round of funding and simplified forgiveness for small business administration loans and more direct payments to Americans.

[Read Entire Article Here](#)

With the new MLS Standards approved by the NAR Board of Directors last month and the NAR-DOJ Agreement, we are going to see some changes to the MLS over the next few months. As we are finishing up the rewrite of the MLS Rules and Regulations to accommodate those requirements, there are two policies that the MLS Committee recommended for immediate implementation. The PMAR Board has approved both recommendations.

The first policy is a mandatory disclosure requirement on all listings that are using the Active-C sub-status to reflect the true availability of a listing to the public. A lot of the consumer complaints we receive relate to listings that are active on Zillow, Realtor.com, and other third-party websites that are truly under contract and still being advertised as available.

As of today, there are 73 Active-C listings, they will all need to be updated by tomorrow, Wednesday, December 30th with the following language to avoid any interruption in service:

All listings in the PMAR MLS system with the Active-C (Active Under Contract) sub-status chosen must have the following disclosure as part of the first sentence in the Public Remarks field and the Marketing Remarks field if the Marketing Remarks field is being used, "Property is Under Contract and considering back-up offers only at this time".

The second change is a policy requiring the mandatory upload of the completed Sellers Property Disclosure Statement (SPD) for all residential listings entered into the PMAR MLS prior to a listing being published. This requirement excludes exceptions as defined in the Pennsylvania Real Estate Seller Disclosure Law and is effective immediately. This will apply to all listings that are currently active and pending in the PMAR MLS and it will also require that any updated disclosure statements (or changes to existing SPD's) be uploaded.

We will be pushing out more information on both requirements soon as well as a reminder on the meaning of the Sub-Statuses in Flex and their intended uses.

[September STR Forum Recording](#)

[December 4th STR Meeting Recording](#)

Community Corner: Pocono Mountains United Way launches relief fund for restaurant and hospitality workers

[Brian Myszkowski](#)

Pocono Record



The Pocono Mountains United Way has set out to help support those in the hospitality and restaurant industries struggling through the most trying times of the pandemic via a new relief fund that has already accrued tens of thousands of dollars in donations.

Read Full Article [Here](#)



The 2019 Monroe County 5G-Gigabit Project aims to create 5G-ready communities throughout the Pocono Mountains region through effective partnerships that maximize public cooperation and private investment. This survey will help community leaders understand the current environment for high-speed broadband services in order to plan for future growth. Thank you for your participation.



Reactivation Process for Licensees

PMAR and PAR have received numerous questions about the reactivation process for licensees who did not renew by Aug. 29.

Here are a few updates based on some of the questions we have received:

- Licensees with expired licenses **cannot continue to practice** after submitting the reactivation application. We have confirmed with commission counsel that the \$5 per month late fee is merely an administrative fee and does **not** authorize continued practice or protect those expired licensees from future prosecution. In fact, the reactivation form includes a statement (in bold type, all capital letters) that says, **“YOU MAY NOT PRACTICE UNTIL THE COMMISSION REACTIVATES YOUR LICENSE.”**
- Brokers who did not renew their brokerage license, or who have individual salespersons who did not renew, should consult with brokerage counsel on how to handle existing client contracts. The PAR Legal Hotline can explain various options (releasing clients, reassigning to other agents, referring to different brokerages), but cannot advise individual brokers on their best course of action based on their specific circumstances.
- If a licensee submitted a regular renewal application before the deadline and paid that renewal fee online, they should contact the commission directly for an application that credits the payment against their reactivation fee. If the licensee already paid the full reactivation fee as well, they should contact the commission about a rebate for the double payment.
- As of PAR's last contact with commission staff, the processing time for reactivation applications had gone up to three to four weeks after system entry, which could be four to six weeks overall. This is highly flexible and will depend on the current application volume.

printed license is mailed, and it may come through at different times in the two portal views.

- We have found that the fastest way for us to get in touch with someone at the PA Real Estate Commission has been via email, ra-realestate@pa.gov
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