



July 2016

NEWSLETTER

UPCOMING EVENTS

**Wednesday, July 13, 2016**  
**from 1:00 p.m. to 3:00 p.m.**

Shannon B. Jones will be holding a risk management presentation for the Bay East Association of Realtors. The presentation will take place at Bay East Association of Realtors' office located at 7021 Koll Center Parkway, Pleasanton, California.

For more information, please contact Vickie Perreira at (925) 730-4075 or [VickieP@bayeast.org](mailto:VickieP@bayeast.org)

Please be sure to visit our website for a complete listing of seminars, legal updates and blogs.

*A quick note to keep you current regarding events in our office, law and issues...*

A NOTE FROM SHANNON

In June 2016, the Contra Costa Association of Realtors ("CCAR") issued the CCAR Disclaimer and Disclosure Advisory. It is highly recommended that agents operating in Contra Costa County utilize this Advisory. If the Advisory is being used, the following forms do not need to be used: Fireplace Disclosure; Wire Fraud; CLUE; and Drought. It is still recommended that buyers receive a separate Market Conditions Advisory, particularly, if a buyer is writing a non-contingent offer.

California Association of Realtors released new and revised forms on June 27, 2016. Of particular interest is the Wire Fraud Advisory. If agents are not in Contra Costa County or are not utilizing the CCAR Disclaimer and Disclosure Advisory, it is recommended that agents use the Wire Fraud Advisory.

HOLIDAYS

Our offices will be closed on Monday, July 4, 2016 in honor of Independence Day.



## About Shannon...

Shannon B. Jones is the owner and managing partner of Shannon B. Jones Law Group. She has been representing real estate agents and brokers for 25 years.

She has an undergraduate and law degrees from the University of Southern California. She is a member of CAR's Strategic Defense Panel.

She has published a number of articles and the best-selling real estate book, "A Real Estate Agents Practical Guide to Avoiding Litigation."

She is a shareholder in California Real Estate Legal Alliance ("CRELA"), a company established to represent real estate professionals throughout the State of California that offers real estate advice, coaching, claims prevention, effective and efficient management of claims, risk management, cutting edge industry information, insurance management assistance, as well as other beneficial services.

**LEGAL UPDATES** - Our website was recently updated to include the following articles:

- An article wherein a California Appellate Court allowed a plaintiff to pursue a claim against a lender by alleging that the lender had no interest in the debt or property.
- An article wherein a court holds that mere loss of homeowners' unobstructed view, without any physical intrusion onto their properties, did not constitute a compensable taking.
- An article where a court orders Yelp to remove defendant's defamatory statement from its website.
- An article where a Massachusetts court binds parties to Purchase and Sale Agreement pursuant to texts between agents.

*A complete discussion of these matters can be found on our website, [www.calrealestatelaw.com](http://www.calrealestatelaw.com), under Legal Updates.*

**BLOG UPDATES** - Our website was recently updated to include the following blogs:

- A blog regarding "Bureau of Real Estate Publishes an Article Regarding Its Concerns Pertaining to Short-Term Residential Rentals."
- A blog regarding "New York Attorney General Prosecutes Real Estate Brokerages for housing discrimination."

*Please visit our blog at [www.sbjlaw.blog.com](http://www.sbjlaw.blog.com)*