



June 2017 NEWSLETTER

UPCOMING SEMINARS

Wednesday, June 14, 2017

from 9:30 a.m. to 12:00 p.m.:

Shannon B. Jones will be presenting a Risk Management Seminar before the Contra Costa Association of Realtors at the Shadelands Civic Arts Center, 111 N. Wiget Lane in Walnut Creek, California. For more information, please contact Jason Catalano at (925) 295-9202 or Jason@ccartoday.com.

Wednesday, June 21, 2017 from

9:00 a.m. to 10:00 a.m.:

Shannon B. Jones will be presenting a New Member Orientation before the Contra Costa Association of Realtors at the Shadelands Civic Arts Center, 111 N. Wiget Lane in Walnut Creek, California. For more information, please contact Jason Catalano (925) 295-9202 or Jason@ccartoday.com.

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

A NOTE FROM SHANNON –

The market in most locations of Northern California continues to remain very balanced between buyers' and sellers' interests; buyers and sellers appear to have equal bargaining power. This is excellent news for risk and claims management. When buyers and sellers have equal bargaining power, they negotiate the price of the property and repairs. Buyers also take advantage of having inspections and requesting repairs. By having inspections, buyers become more knowledgeable about properties, which reduces the potential for a claim of non-disclosure. As a result, buyers do not feel that they have overpaid for the property.

We are continuing to receive claims arising out of the El Niño winter. Agents are reminded to recommend drainage and soils inspections when there are any hints of water intrusion issues. We anticipate an increase in claims of settling and cracking this Summer, as the ground dries out and the clay soil throughout Northern California begins shrinking. This will likely cause homes to move, crack and become out of level. This will likely lead to a second round of non-disclosure claims relating to those issues. As a reminder, if you receive a claim, contact your counsel immediately to address early resolution.



Wednesday, June 21, 2017

from 12:00 p.m. to 1:00 p.m.:

The California Real Estate Legal Alliance (“CRELA”) will be presenting a webinar entitled, “Top 10 Current Issues”. This webinar will be presented by Shannon B. Jones and Steven D. Spile. To register, please contact crela@crela-law.com.

Wednesday, July 19, 2017

from 12:00 p.m. to 1:00 p.m.:

The California Real Estate Legal Alliance (“CRELA”) will be presenting a “Standard Forms” Webinar. This webinar will be presented by the Chair of Standard Forms, Jeff Kahn of Spile, Leff & Goor, LLP. To register, please contact crela@crela-law.com.

Thursday, August 10, 2017

from 12:00 p.m. to 1:00 p.m.:

Nick D. Fine will be presenting a continuing education seminar for attorneys entitled, “Ethical Issues Associated with E-Discovery and How They Affect the Cost of Litigation” at the Menlo College Real Estate Symposium. The event will be located at Menlo College, Russell Center, 1000 El Camino Real in Atherton, California. For more information, please visit www.menlo.edu/real-estate-symposium or contact Angela Schmiede at (650) 543-3905.

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

- A question and answer regarding the use of power of attorneys.
- An article regarding an appellate court decision allowing a borrower to pursue a claim arising out of a loan denial.

A complete discussion of these matters can be found on our website, www.calrealestatelaw.com, under Legal Updates.

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

- A blog regarding an amended bill which would eliminate mortgage interest deduction for second homes.

Please visit our blog at <http://www.calrealestatelaw.com/BLOG>

HOLIDAYS –

Our offices will be closed in observance of Independence Day on Tuesday, July 4, 2017.