

1. Do Not Ignore Important UIA Communication

We have recently become aware that some Realtors® have received a communication from the State of Michigan Unemployment Insurance Agency ("UIA") requesting a response and recertification regarding qualifications for Pandemic Unemployment Assistance ("PUA"). As you may know, last year the scope of PUA was expanded to include those independent contractors who were unable to work due to the pandemic and related governmental stay-at-home mandates.

If you received this letter from UIA, do not ignore it. The request for information is intended to harmonize UIA's record keeping and list of qualifying reasons for PUA. When the PUA benefit was launched in Michigan, the UIA included certain qualifications that were not approved by the US Department of Labor. As a result, the UIA must reevaluate the qualifications of many past PUA recipients.

Insofar as we know, most Realtors® that received PUA last year did so under the qualifying provision that they are an independent contractor who "has been affected by COVID-19." The new qualifying language is slightly different and refers to the independent contractor having "experienced a significant reduction of my customary or usual services as a direct result of the COVID-19 public health emergency." While this may appear to be a distinction without a difference, if you do not recertify, you may be required to pay back the money you received.

If you received this letter, you should log onto the UIA Portal and follow the instructions to submit an updated self-attestation within 20 days of receiving the letter. In any event, you should not ignore the communication. As part of UIA's process, they are looking for PUA benefits that were paid out without a valid reason. You will want to reinforce that your benefits were proper to avoid a redetermination from UIA, even if you have not filed for benefits since last year. If you have questions about any communication from UIA, you should contact UIA directly through its website: <https://www.michigan.gov>

2. The Convention | Registration Now Open!



The Convention is the largest gathering of real estate professionals in Michigan. The Convention provides opportunities to attend CE Marketplace certified knowledge sessions, networking events and recognizes industry volunteers and leadership. The Expo showcases many products and services essential to the day-to-day business of real estate.

[Register](#)

3. Michigan Supreme Court Administrative Order – Eviction Proceedings

In a 5-4 ruling last week, the U.S. Supreme Court ruled that the Centers for Disease Control and Prevention (CDC) lacked authority to implement a nationwide eviction moratorium. The Court declined to lift the ban immediately since the current moratorium is set to expire on July 31, 2021.

In wake of the U.S Supreme Court ruling, and in anticipation of a large surge of landlord/tenant case filings, the Michigan Supreme Court issued an [administrative order](#) to update procedures and accommodate the backlog of cases.

The administrative order directs all state courts to process landlord/tenant cases following the procedures outlined by the Michigan Supreme Court. Most notably, for nonpayment of rent cases, the order issues a stay of proceedings if the tenant applies for [COVID Emergency Rental Assistance \(CERA\)](#) and notifies the court of the application.

COVID Emergency Rental Assistance (CERA) Program

The Michigan Legislature appropriated \$220 million (of the total of \$600 million in federal money designated for Michigan) to provide rental assistance to landlords and tenants. The [COVID Emergency Rental Assistance \(CERA\)](#) application is now available online.

Who is eligible? Both landlords and tenants can apply for rental assistance funds. The funds can be applied to renter households that have incomes less than 80% of the Area Median Income (AMI) who meet the following conditions:

1. Individual(s) in the household has qualified for unemployment benefits or has experienced a reduction in household income, incurred significant costs, or has experienced other financial hardship due directly or indirectly to the coronavirus outbreak; and
2. Individual(s) in the household can demonstrate a risk of experiencing homelessness or housing instability evidenced by a past due utility or rent notice.

4. Michigan Realtors® Veteran Resources



Michigan Realtors® is proud to partner with the Michigan Veterans Affairs Agency and the Michigan Veterans Trust Fund to provide assistance to Michigan Veterans and educational resources to the Realtor® membership on Veterans issues, including VA home loans.

Through this partnership with the Michigan Veterans Trust Fund, we will assist with up to five retrofitting projects per year for Michigan Veterans. A key component of this project will be Realtor® involvement. As the projects are announced, Michigan Realtors® Field Staff will be reaching out to our local associations to communicate the project volunteer opportunities in their area with the hope to get Realtors® to the project to assist with home repairs that would not require a licensed contractor.

The second component of this endeavor is the Michigan Realtors® Veteran Resources page. The intent of this page is to provide a one-stop location for our members to connect their Veteran client with Veteran specific programs and services that may be of assistance in the homebuying process.

[Get Resources](#)

5. Legal Lines Question of The Week

With the help of McClelland & Anderson, we are taking the most recently asked questions from our Legal Hotline and putting them in E-News.

QUESTION: Can I agree with my church that I will donate \$500 to the church for every member of my church who lists and sells their home with me?

ANSWER: NO. While you can agree to make a donation for every property you list and sell, you cannot pay a fee to an organization for referring its members to you. The fact that the organization is a religious or charitable organization does not change the analysis.

For more legal resources, visit law.mirealtors.com.

6. College Scholarships Available | Apply by 7.31.21

Michigan Realtors® is proud to offer scholarship opportunities for those interested in pursuing a career as a real estate professional. Attracting and retaining future members is one of our top priorities. The Michigan Realtors® Scholarship Trust provides scholarship to full time, college students majoring in finance, marketing, business, law, or other such fields of study applicable to a career in real estate.

If you are a college student seeking a career in the real estate field, you may be eligible to receive up to \$3,000 in awards. The application deadline is July 31 for the following academic school year.

[Learn more](#)



Wish to sponsor or be an exhibitor at any of our Michigan Realtors® events?

Please contact Jenn Morden today!

Upcoming event:
The Convention
September 28-30, 2021
Grand Traverse Resort & Spa
Acme, MI

[Sponsorship Opportunities](#)

[Learn more about The Convention](#)



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Get Realtor® Party Mobile Alerts

Help strengthen the Realtor® voice! Sign up to receive short text messages to act on important real estate issues. On average, you will receive three to five calls for action per year. Text the word

"Realtor" to **30644**.

*Message & data rates may apply.

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