

FOR WHAT IT'S WORTH

For What It's Worth (FWIW) is a service for members of the Oklahoma Homebuyer Education Association. We welcome your responses or other information you would like to share with us. Send items to Tricia Auberle at HomebuyerEd@okacaa.org

Disaster relief is a timely post-purchase topic for homebuyer education classes. The newest edition of *The Basic Elements of Homebuyer Education* will include a handout on current FHA assistance for homeowners impacted by tornado, flood, fire, and other disasters. The information is posted on the OHEA website home page at www.homebuyereducation.info. Remember, the first step is always to contact the company that issued the homeowners policy.

Legislation can be controversial. During the last several OHEA trainings we have had participants who expressed displeasure with recent legislation and disapproval of persons they perceived as advocates of that legislation. We recognize that everyone is entitled to an opinion, but sometimes expressing it can be disruptive to the matters at hand. As a CHEP it is your responsibility to ensure the focus of workshops remains on the process of home buying and the options available to the homebuyer. Should you be faced with disruptive comments you may point out that OHEA neither agrees nor disagrees with the legislation that exists. We simply provide the information as it relates to the process of becoming a homeowner.

Frequently missed questions. Two things come to mind that can affect your ability to provide accurate information in homebuyer workshops: changes in regulations or an inaccurate understanding of the concepts presented during the certification process. We use FWIW to update you, but that doesn't always help with the misinterpretations. So we will continually review frequently missed questions on the OHEA certification exam. Here is the second most often missed question on the test.

- True or False? In Oklahoma, a real estate professional cannot be a "dual agent" because no one can represent the best interests of both the buyer and the seller.

Fair Housing. Some early information we found about HUD's take on fair housing for LGBT people was a little misleading, so we are publishing this clarification. What HUD has made clear is that it is illegal to

- Evict a gay person because of a concern about HIV/AIDS (disability discrimination)
- Refuse to rent to a transgendered person (could be sex discrimination)
- Discriminate based on sexual orientation or gender identity in HUD-assisted housing

It is not clear if financing a purchase with an FHA loan is considered HUD-assisted housing. While some states have added LGBT people to their lists of protected classes, Oklahoma has not.

Answer to the certification exam question: True. The key phrase in the statement is "best interests." A real estate agent can represent both parties by being a single-party broker to one and a transaction broker to the other. That is not dual agency because, in that arrangement, the agent represents the best interests of the party to whom he is functioning as a single-party representative.

The Oklahoma Homebuyer Education Association is supported, in part, by the Federal Home Loan Bank of Topeka. OHEA is administered by the Oklahoma Association of Community Action Agencies.

Support is also provided by First Mortgage Company and MidFirst Bank.