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INDEPENDENT REGULATORY
REVIEW COMMISSION



Pennsylvania
Association of
REALTORS®

The Voice for Real Estate®
in Pennsylvania

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May 3, 2007

Judith Pachter Schulder, Counsel
State Real Estate Commission
PO Box 2649
Harrisburg, PA 17105-2649

Dear Ms. Schulder:

As an organization that represents 34,500 of the Commonwealth's real estate licensees, the Pennsylvania Association of REALTORS® (PAR) welcomes the opportunity to provide input on the regulation titled "Consumer Notice" (16A-5614).

Our comments are as follows:

Section 35.336 (c) states that: "The Disclosure Summary [shall] **must** be entitled 'Consumer Notice' and [shall] **must** be in the following format available from the Commission office upon request by phone, fax or internet." We ask the Commission to explain the use of the word "format" in this context. Is it to prescribe the "shape and size" of the Notice or to denote that the Notice must contain the following content?

In the text of the Consumer Notice:

- We believe that the section on Transaction Licensee should be formatted similar to those on Seller Agent, Buyer Agent, etc to provide consistency.
- The description of each agency relationship includes a statement that the licensee must reveal known material defects about a property. This statement is reiterated in the section regarding duty of all licensees. If the Commission's intent is to streamline the Consumer Notice, we question why this information is provided twice. We feel that listing it once under the duty of all licensees section is adequate disclosure.
- In the section regarding duty of all licensees, the fourth bullet should read "Real Estate Seller Disclosure Law" rather than "Act."

Again, thank you for the opportunity to comment on this regulatory proposal. Please feel free to contact me should you have any questions.

Sincerely,
Derenda Updegrave
Director, Government Affairs

