



## CONTACT:

Chad Novak, [chad.novak@wltic.com](mailto:chad.novak@wltic.com)

Adam Schad, [aschad@firstam.com](mailto:aschad@firstam.com)

[www.mlta.org](http://www.mlta.org)

## MN Land Title Association

The Minnesota Land Title Association (MLTA) was formed in 1908 as a professional association interested in securing the integrity of land titles throughout the state of Minnesota. Over the years it's members continue to provide Abstracts of Title, Title Insurance and related services to the real estate and lending industries, on behalf of the public. It continues today as a dynamic organization guided by an elected Board of Directors and a volunteer Committee structure, where members really can make a difference.

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## MLTA Legislative Priorities 2023

### *Unfair Service Agreement Legislation*

A real estate brokerage known as MV Realty has been pursuing what a number of state attorneys general have characterized as a nationwide scheme to swindle homeowners out of equity in their home. Called the Homeowner Benefit Program, the brokerage offers to pay up-front money to homeowners whether or not they have plans to sell their home. In exchange for between \$300 and \$5,000, homeowners sign an agreement stating if they decide to sell, MV Realty has the exclusive right to list their home on commission, generally 6% per the agreement. These agreements are recorded in the real estate records and purport to bind the property and its future owners for forty years. Hundreds of these agreements have been recorded in Minnesota, and MV Realty commenced several lawsuits to enforce them.

A similar scheme was attempted by real estate developers in the early 2000s and Minn. Stat. Secs. 513.73 through 513.76 were enacted to prevent and penalize this behavior. MLTA is introducing new legislation to address this latest scheme.

