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The Mid-Fairfield Record

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MFCAR Upcoming Events

JUNE

22 - 10:00 a.m. Raymond Gates Scholarship presentation of Awards

27 - Program Committee Meeting 2:00 PM - 3:00 PM

JULY

4 - Independence Day - Board Office Closed

11 - 9:30 a.m. Region I Caucus - State Directors - MFCAR Office

19 - 10:00 a.m. CTR State Directors Meeting - Wallingford, CT

20 - 9:00 a.m. MFCAR Board of Directors Meeting - MFCAR office

August

5 - 7 NAR LEADERSHIP SUMMIT - CHICAGO, IL

8 - MFCAR Annual Clambake - Compo Beach South 5:00 - 10:00

9 - MFCAR Annual Clambake (Rain Date)

17 - MFCAR Board of Directors Meeting - MFCAR office (if needed)

New Member Orientation Dates - New members will be notified in advance by email as to which date to attend.

- 9/17/18 - 9:00 AM to 12:00 PM @ MFCAR Board Office
- 10/22/18 - 9:00 AM to 12:00 PM @ MFCAR Board Office
- 11/9/18 - 9:00 AM to 12:00 PM @ MFCAR Board Office

President's Update

As we move into Summer - finally - there are a couple of items that I want to share with you:

DID YOU KNOW - NAR has sent out a Call to Action regarding the National Flood Insurance Program (NFIP). Please respond and tell our legislators that the NFIP must be extended to protect our homeowners.



DID YOU KNOW - In a major move to keep REALTORS® positioned for success into the future while ensuring NAR no longer needs to use reserves to cover expenses, the board approved a budget that sets national association dues at \$150 per year per member beginning in 2019. That's a \$30 increase. Seventeen dollars of the increase is for REALTOR® Party advocacy programming. The remaining \$13 will fund programs such as the new Commitment to Excellence professionalism initiative, the popular forms and transaction management benefit, and upkeep of the association's buildings.

DID YOU KNOW - The Board Office has had a number of complaints regarding Broker Open House times. In Westport there are acceptable hours for your Broker Open House.

Here's how it breaks down - on Thursdays:

1. First time on the market the Open House hours are 10am-2pm.
2. If it is a Repeat, Open House hours are 10am-Noon for homes North of the Post Road. The hours are Noon-2pm for homes South of the Post Road.

Please be considerate of your fellow REALTORS® time and gas. When we have 25 or more homes on Tour it is very difficult to get to all the homes if these guidelines are not respected. Thank you, in advance, for your cooperation!

That's all for now. Best wishes for a wonderful summer and sell lots of homes!

Deb Alderson
MFCAR President

Raymond F. Gates, Jr. Memorial Scholarship Recipients

2018

Mateusz Babinski is a 2018 graduate of Weston High School. He will attend Roger Williams University to pursue a degree in Architecture. Matt was a varsity athlete, serving as Captain of his school's swim team during his senior year. He has a special interest in construction and is a member of Builders Beyond Borders, a non-profit organization providing community service in Fairfield County. During spring break, he traveled to South America with Builders Beyond Borders to assist in building classroom space for children there. Matt is the son of Katarzyna Babinski, a REALTOR® with Keller Williams Prestige Properties in Stamford.

Claire Dinshaw attends Stanford University in pursuit of her Bachelor's degree in Economics. Claire is involved in numerous extracurricular activities including being a columnist for The Stanford Daily student newspaper and an active member of Stanford in Government and Stanford Women in Politics. Earlier this year, Claire was awarded the Columbia Scholastic Press Association Gold Medal and Silver Crown for her previous work done as Editor-in-Chief of her high school newspaper. Claire is the daughter of Michael Dinshaw, a REALTOR® with Coldwell Banker/Riverside in Westport.

Sarah Gallagher is a graduate of Boston College who is currently attending Georgetown University's E. Walsh Graduate School of Foreign Service pursuing a Master's degree in German and European Studies with a concentration in International Relations and pursuing a graduate certificate in Diplomacy. She serves on the Public Relations Team for the annual graduate student-led conference at Georgetown University's Transatlantic Policy Symposium and also as a Graduate Research Assistant in Georgetown's Department of Government. Sarah is the daughter of Mary Ellen Gallagher, a REALTOR® with Coldwell Banker/Riverside in Westport.

Justin Keith will graduate from Fairfield Prep in June. He will be attending

Boston College in the Fall to pursue a Bachelor's Degree in Business. Justin played Freshmen and Varsity Football serving as captain in 2017 and Freshmen Varsity Lacross, serving as captain in 2018. He also makes time to volunteer in his community at Operation Hope, a local homeless shelter in Fairfield and at the CT Challenge bike ride. Justin is the son of Karin Keith, a REALTOR® with BHHS New England Properties in Fairfield.

Charles Li is a 2018 graduate of Wilton High School pursuing a Bachelor's Degree in Aerospace Engineering/Computer Science at Georgia Tech this fall. Scoring an impressive 1520 on the SAT and a 35 out of 36 on the ACT, he is a member of the National Honor Society, an AP Scholar and a 2017 Science Olympiad Bronze Medalist in chemistry. Charles is also Captain of the Math Team, Founder of the Robotics Club and President of the App Club. His community involvement includes Co-Captain of the Fairfield County Chinese Community Church's Youth Ensemble and Coach Assistant for Norwalk Grassroots Tennis. Charles is the son of Min Lin, a REALTOR® with William Pitt Sotheby's International Realty in Wilton.

Jack Preston will graduate from Joel Barlow High School in June and attend Loyola University Maryland in the fall majoring in Business Administration.

Jack is involved in both his school's SafeRides organization, providing a safe ride on Friday and Saturday nights to students in need and Operation Smile, raising money to provide cleft lip/palate repair surgeries to children worldwide. In addition to his academic and volunteer activities, he also works summers at Aspetuck Valley Country Club and currently at Redding Roadhouse as well. Jack is the son of Tom Preston, Designated REALTOR® of RnEI Real Estate in Norwalk.

Thomas Shea graduates from Wooster School in June and will be attending Hobart and William Smith Colleges pursuing a Bachelor's Degree in Emergency Management/Public Health. He was Student Body President his senior year, is a two-time recipient of the Wooster School Outstanding Citizenship Award and the 2015 Wooster Varsity Lacrosse Coaches Award winner. Throughout high school, he has been an active Firefighter and Emergency Medical Responder for Weston Volunteer Fire and EMS Departments and was awarded the Weston Volunteer Fire Department and Emergency Medical Services Special Award in

2017. Thomas is the son of Caroline Shea, a REALTOR® with Camelot Real Estate in Weston.

ETHICS CORNER

**Case #4-3: Disclosure of Family Interest
(Revised Case #13-4 May, 1988. Transferred to Article 4 November, 1994.)**

REALTOR® A listed Client B's home and subsequently advised him to accept an offer from Buyer C at less than the listed price. Client B later filed a complaint against REALTOR® A with the Board stating that REALTOR® A had not disclosed that Buyer C was REALTOR® A's father-in-law; that REALTOR® A's strong urging had convinced Client B, the seller, to accept an offer below the listed price; and that REALTOR® A had acted more in the interests of the buyer than in the best interests of the seller.

At the hearing, REALTOR® A defended his actions stating that Article 4 of the Code requires disclosure when the purchaser is a member of the REALTOR®'s immediate family, and that his father-in-law was not a member of REALTOR® A's immediate family. REALTOR® A also demonstrated that he had presented two other offers to Client B, both lower than Buyer C's offer, and stated that, in his opinion, the price paid by Buyer C had been the fair market price.

REALTOR® A's defense was found by the Hearing Panel to be inadequate. The panel concluded that Article 4 forbids a REALTOR® to "acquire an interest in" property listed with him unless the interest is disclosed to the seller or the seller's agent; that the possibility, even remote, of REALTOR® A's acquiring an interest in the property from his father-in-law by inheritance gave the REALTOR® a potential interest in it; that REALTOR® A's conduct was clearly contrary to the intent of Article 4, since interest in property created through a family relationship can be closer and more tangible than through a corporate relationship which is cited in the Code as an interest requiring disclosure. REALTOR® A was found to have violated Article 4 for failing to disclose to Client B that the buyer was his father-in-law.

Sign Up to Receive Text/Voice Message Alerts from CTR

CTR's New Text/Messaging Program
CTR Members are invited to opt-in to receive occasional alerts by text or electronically recorded voice messages to keep you informed about developments on important issues. Text CTR to 52886 to initiate the opt-in process. Soon after, you will receive a text request for a few pieces of information to complete the set-up. OR, fill out and submit the form below to sign-up directly online.

TEXT
CTR
TO
52886



Market Trends

The following are statistics taken from SMART MLS records.



Continue to Show Listings:

Single Family Homes

For: March 1 - June 20, 2018

TOWN	UNITS	Average/Median Market Time
Norwalk	94	72/52
Weston	15	127/92
Westport	44	98/97
Wilton	26	113/79
Fairfield	74	70/54

Pending (Deposit) Listings: Single Family Homes
For: January 1, - June 20, 2018

TOWN	UNITS	Average/Median
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		Market Time
Norwalk	85	86/49
Weston	29	138/86
Westport	55	125/91
Wilton	17	113/67
Fairfield	96	119/71

Please click the following link to view the above statistics as well as the Avg./Median price for Houses and Condominiums sold for January 1, - June 20, 2018 & January - December '17, according to the CMLS.

[Market Trends & Statistics](#)

New Members

MAY 2018

Affiliate Members

Total Affiliate Members - 33

O'Connor, Thomas	Affinity Federal Credit Union	New Jersey
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New REALTOR® Members

Total REALTOR® Membership - 1129

Benincaso, Vincent	Wm. Raveis	Norwalk
Caruso, Clifford	Platinum Property Realty	Norwalk
Cwintal, Cezary	Keller Wms Prestige	Stamford
Edwards, Tara	Higgins Group	Westport
Forland, Hans "Chris"	Coldwell Banker	Wilton
Ham, Melinda	Wm. Raveis	Westport
Johnson, Indre	Higgins Group	Fairfield
London, Barry	Weichert	Westport
Ramos, Wendy	Wm. Pitt	Westport
Sinay, Rachel	Higgins Group	Westport

[CE Connection](#)

Clarification on Ethics - [Click here for NAR Mandatory Ethics](#)

[requirements](#) A new two-year cycle began January 1, 2017. The deadline for this cycle is December 31, 2018.

If you did not take Ethics as one of your CE Classes and have not taken it since January 1, 2017, you will need to take an ethics class prior to December 31, 2018.

- [Click here to take the FREE Online \(Non CE Credit\) Ethics Class through NAR.](#)
- [Click here for instructions](#) to choose the FREE Class

Education Update:

Our online education provider The CE Shop has received approval for CT Real Estate Agency Law Review & Fair Housing 1 & 2. You can now get a head start on your next renewal with their full offering of Continuing Education courses. Enroll in courses at <http://mfcар.theцeshop.com/>

STAY CONNECTED:

