



July  
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The Mid-Fairfield Record

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## MFCAR Upcoming Events

### August

- 5 - 7 NAR LEADERSHIP SUMMIT - CHICAGO, IL
- 8 - [MFCAR Annual Clambake - Compo Beach South 5:00 - 9:00](#)
- 9 - MFCAR Annual Clambake (Rain Date)
- 17 - MFCAR Board of Directors Meeting 9:00 AM @ MFCAR (if needed)

### September

- 3 - Labor Day MFCAR Board Office Closed
- 5 & 6 - New England REALTORS® Conference
- 17 - MFCAR New Member Orientation 9:00 AM to 12:00 PM
- 21 - MFCAR Board of Directors Meeting 9:00 AM @ MFCAR
- 24 - [MFCAR General Meeting Breakfast - Legal Advice On Avoiding Litigation and Liability for Successful Real Estate Transactions. 9:30 AM - 12:30 PM - Norwalk Inn & Conference Center, 99 East Avenue, Norwalk, CT 06851](#)
- 26 - Region 1 Caucus Meeting 9:30 AM @ MFCAR

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

Last week over 900 REALTORS® attended the Democratic Gubernatorial Debate at the Shubert Theater in New Haven. It was a spirited debate and the audience - at times - was very rambunctious. As with the Republican debate, the food was wonderful. I also appreciated that I didn't have to drive. CTR provided buses for each Board.



In addition, there are a couple of items that I want to share with you:

**DID YOU KNOW** - The Primaries are coming up - August 14. I hope everyone gets out and votes. After the Primaries CTR will host another debate between the Democratic and Republican candidates. We will send out details as the debate is set up.

**DID YOU KNOW** - The Clambake is Wednesday August 8 from 5 - 9 PM. It's a great evening of good food and good friends getting together to enjoy an evening at the beach. Be sure to register! I look forward to seeing you there!

**DID YOU KNOW** - The Property Disclosure Form has been revised. The Department of Consumer Protection (DCP) has said it's OK to start using the form now for your new listings. The form is **REQUIRED** for all **NEW** listings effective on or after August 10. Listings that are effective prior to August 10th, **DO NOT** have to update the Disclosure form.

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

Deb Alderson  
MFCAR President

## Clambake

YOU'RE INVITED TO A

# CLAMBAKE



Join us for our Annual MFCAR Clambake

Wednesday, August 8th  
5:00 - 9:00

Rain Date: August 9th

@ Compo Beach  
60 Compo Beach Road  
WEST END OF SOUTH BEACH

CLAMBAKE GENEROUSLY SPONSORED BY:

[Tiger Home & Building Inspections](#)

[Lisa Gioffre Baird Attorney at Law](#)

[Sue Baxter, FM Home Loans, LLC - Westport](#)  
[Law Offices of Nathaniel W. Shipp and Richard Shapiro](#)

[Homeguard Environmental Services](#)

[Guaranteed Rate - Westport](#)

Price:

Adult: \$41:00 - Adult menu choice of 1 1/4 lb Lobster,  
Tenderloin, Swordfish, Salmon, Chicken or Hot dog &  
Hamburger.

Child: \$14:00 - Hot dog & Hamburger

Also included: Shrimp Cocktail, Maine Steamers & Mussels, Corn  
on the Cob, Garden Salad, Dinner Rolls, Baked Potato, Clam  
Chowder & Watermelon.

**Register  
Now**

- Registrations status is pending until payment is received.
- No walk in's as the food is being ordered per prepaid registrant.

Due to parking limitations please carpool.

Please contact [Carol Heins](#) if you'd like to be a Clambake Sponsor.

Questions call us @ 203-227-4418 or email to [mfcар@mfcар.com](mailto:mfcар@mfcар.com).

[Click here for printable registration form.](#)

## General Meeting Rescheduled



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**Mid-Fairfield County Association of REALTORS® General Meeting Breakfast Legal Advice On Avoiding Litigation and Liability for Successful Real Estate Transactions**

**Monday, September 24, 2018 ~ 9:30 AM - 12:30 PM**

**Norwalk Inn & Conference Center - 99 East Avenue, Norwalk, CT 06851**

**MFCAR MEMBERS: \$15.00 ~ NON-MEMBERS: \$25.00**

Attend this informative general meeting breakfast with our panel of area attorney guest speakers.

- Nathaniel Shipp - First time seller/buyer stumbling blocks, contracts contingencies, calendar days or business days- Saturdays/Sundays, definitions and setbacks, false, misleading and non-disclosure of material facts, buyer and seller representation.
- Lisa Gioffre-Baird - Differences in contracts contingencies, challenges in buying/selling from one state to another NY/CT to identify.
- Lucas Hernandez - Purchasing at auction/online, who pays transfer tax, hidden surprises buyers face, use sellers contract vs. offer to purchase, foreclosure and estate sales, selling a home after losing a relative.
- David Baghdady - Wire transfer fraud, title searches, municipal and local, flags to indicate title searches should be done prior to marketing for sale.
- Toni Morton - Do's and don'ts residential leases, tenant screening/ criminal record rights/credit reporting disclosure rights.

**Online registration preferred by clicking the button below. Registration not complete until payment is received.**



**Register by fax/mail by printing this form. No registration without advance payment. No refunds**

## **[A Reminder from The Connecticut Association of REALTORS®](#)**

Are you registered to vote in the upcoming Primary? MFCAR has 108 members who are not registered to vote.

[Click here to see if you are registered to vote.](#)

Need to register? [Click here to register.](#)

FYI in order to be able to vote in the Primary on August 14th:

- Mail-In Registration must be postmarked August 9th



- Register Online by August 9th
- In person Registration can be processed until August 14th

**PLEASE "Click" "Click" "Send"!**



**REALTORS® we need your help! Please take part in NAR's Call For Action that is going on now to Re-Authorize the National Flood Insurance Program.**

Please take part in this important NAR Call For Action by [clicking here.](#)

The National Flood Insurance Program (NFIP) will expire on July 31, denying necessary insurance coverage to homeowners and buyers in more than 20,000 communities nationwide.

**Congress must ACT NOW to reform and extend the NFIP.**

**Take action by urging Congress to extend the NFIP and pass meaningful reforms to ensure long-term viability of the program.**

## **[Ethics Corner](#)**

### **CASE INTERPRETATIONS RELATED TO ARTICLE 12:**

**Case #12-1: Absence of Name on Sign (Reaffirmed Case #19-3 May, 1988. Transferred to Article 12 November, 1994. Revised November, 2001.)**

**Prospect A observed a sign on a vacant lot reading: "For Sale- Call 330-5215." Thinking he would be dealing with a For Sale by Owner, he called the number on the sign. He was surprised and offended that the lot was exclusively listed by REALTOR® A, and the telephone number on the sign**

was the home number of REALTOR-Associate® B in REALTOR® A's office.

Prospect A filed a complaint against REALTOR® A and REALTOR-Associate® B. REALTOR® A and REALTOR-Associate® B alleging a violation of Article 12 of the Code of Ethics.

At the hearing, REALTOR® A stated that he permitted REALTOR-Associate® B to put up the sign. REALTOR-Associate® B's defense was that the sign was not a "formal" advertisement, such as a newspaper advertisement, business card, or billboard, to which he understood Article 12 to apply.

The Hearing Panel determined that the sign was an advertisement within the meaning of Article 12; that its use violated that Article of the Code; and that both REALTOR® A and REALTOR-Associate® B were in violation of Article 12.

## Market Trends

The following are statistics taken from SMART MLS records.



**Continue to Show Listings:**  
Single Family Homes  
For: March 1 - July 20, 2018

TOWN	UNITS	Average/Median Market Time
Norwalk	70	78/69
Weston	12	227/154
Westport	21	109/108
Wilton	22	146/98
Fairfield	65	84/68

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

TOWN	UNITS	Average/Median Market Time
Norwalk	57	99/56

Weston	21	210/76
Westport	57	116/85
Wilton	17	124/104
Fairfield	78	121/60

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, - July 23, 2018 & January - December '17, according to the CMLS.

[Market Trends & Statistics](#)

## New Members

### **JUNE 2018**

#### Affiliate Members

Total Affiliate Members - 34

DUPERVIL, PAUL	REAL PROPERTY MANAGEMENT SOUTHERN CT	NORWALK
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#### New REALTOR® Members

Total REALTOR® Membership - 1136

ASHRAF, MOHAMMED	LASKO REAL ESTATE	STAMFORD
AUDENA, LAWRENCE	GUY BOCICAUT REAL ESTATE	NORWALK
BISSON, JEFFREY	WILLIAM RAVEIS	NORWALK
BREGLIA, ANNA	WILLIAM RAVEIS	GREENWICH
DORLIG, AMARZAYA	BERKSHIRE HATHAWAY	WESTPORT
DROLET, JENNIFER	HALSTEAD PROPERTY	WESTPORT
FARRELL, ANGELA	B. FARRELL & COMPANY	WESTPORT
LEARY, CHRISTY	HIGGINS GROUP	WILTON
MANNING, GHYLAINÉ	VINCENT & WHITTEMORE REAL ESTATE	BEDFORD/NY
ROGERS, BETHRYN	HIGGINS GROUP	NORWALK

## 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.

**As of this afternoon MFCAR currently has 400 members who [DO NOT have an updated Cycle 5 Ethics class on file with NAR.](#)**

On June 12, 2018, we emailed all members who were on this list. Many of you emailed us your updated ethics certificate.

**For those who did not, please remember to email your ethics certificate for a class taken from January 1, 2017 - December 31, 2018 to [mfcар@mfcар.com](mailto:mfcар@mfcар.com) so that we can update your record.**

- [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.theceshop.com/>

**[Affiliate Offer](#)**

Fig Linens and Home, a Luxurious Bedding and Home Décor Boutique in downtown Westport, now offers a REALTOR® Discount on all closing gifts for your clients!

Simply bring your business card to the store for a 20% discount on all of our home goods including throws, pillows, towels, sheeting, bathroom accessories, faux fur items and much more.



Fig is located near the bottom of Main Street across from Bedford Square at 66 Post Road East. You may also visit our website at [figlinensandhome.com](http://figlinensandhome.com), choose your closing gift and give us a call at 203-227-8669 to place your discounted order providing appropriate credentials.