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The Mid-Fairfield Record

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Happy
Thanksgiving



MFCAR Upcoming Events

November:

21 - MFCAR Closes ½ day - 12:30 PM

22 - 23 - Thanksgiving - MFCAR Closed

26th - President's Goals Meeting for 2019 @ MFCAR - 10:00 AM

28th - CT REALTORS® Installation & Foundation Benefit Dinner
Marriott Hartford Downtown - 5:45 PM - 9:30 PM

December:

14 - MFCAR Board of Directors Meeting - 9:00 AM

24 - 25 - Christmas Holiday - MFCAR Closed

31st - New Year's Eve - MFCAR Closed

January:

1- New Year's Day - MFCAR Closed

President's Update

Here's a quick reminder of a couple of important items that you need to know:

- As of January 1, 2019, MFCAR will no longer be a service center for the SMART-MLS.
- The Annual Dues Billing will be sent out next week.



As we get ready to celebrate Thanksgiving, Carol, Anissa, Danielle, and I want to wish every one of you a day filled with much love, many friends, and all of your family. I came across these quotes that I thought were perfect to share with you. The last one is my absolute favorite:

Norman Vincent Peale - "The more you practice the art of thankfulness, the more you have to be thankful for."

Maya Angelou - "When we give cheerfully and accept gratefully, everyone is blessed."

Albert Einstein - "There are only two ways to live your life. One is as though nothing is a miracle. The other as is though everything is a miracle."

Oscar Wilde - "After a good dinner, one can forgive anybody, even one's own relations."

Charlie Brown - "What if today, we were just grateful for everything?"

Theodore Roosevelt - "Let us remember that, as much has been given us, much will be expected from us, and that true homage comes from the heart as well as from the lips, and shows itself in deeds."

John Wooden - "Things turn out best for people who make the best of the way things turn out."

Ernest Hemingway - "Now is no time to think of what you do not have. Think of what you can do with what there is."

Wale Ayeni - "Be thankful for what you have. Your life is someone else's fairy tale."

Deb Alderson
MFCAR President

Ethics Corner

Article 8 REALTORS® shall keep in a special account in an appropriate financial institution, separated from their own funds, monies coming into their possession in trust for other persons, such as escrows, trust funds, clients' monies, and other like items.

CASE INTERPRETATIONS RELATED TO ARTICLE 8: Case #8-1: Failure to Put Deposit in Separate Account (Revised Case #18-1 May, 1988. Transferred to Article 8 November, 1994. Revised November, 2001.)

REALTOR® A, a listing broker, obtained a signed offer to purchase, together with Buyer C's check for \$5,000 as an earnest money deposit.

Buyer C's offer was subject to the sale of his current residence.

REALTOR® A presented the offer to Seller B who accepted it. REALTOR® A then inadvertently deposited the earnest money check in his personal checking account. Since Buyer C's offer was contingent on the sale of his current home, Seller B's house remained on the market. A week later, REALTOR® A received another offer to purchase Seller B's house from another broker and presented it to the seller as a back-up offer. Buyer C was informed about this new offer and reluctantly concluded that he would be unable to waive the sale contingency or proceed with the purchase of Seller B's house. He then asked REALTOR® A for his \$5,000 check back. REALTOR® A explained that he had mistakenly deposited Buyer C's check in his personal bank account which had been attached since he received Buyer C's offer, and he was temporarily unable to refund the deposit to Buyer C.

Buyer C filed a complaint with the Board of REALTORS®, which was received by the Grievance Committee. The Grievance Committee concluded that the complaint warranted a hearing and referred it to the Professional Standards Committee. At hearing, REALTOR® A explained that his bank account had been unexpectedly attached following the loss of a civil suit which he was appealing; that his deposit of Buyer C's check in his personal account was a simple error in handling deposit slips; that

he was arranging for the prompt release of his account; and that everything would be straightened out in three or four days, which should not be of great inconvenience to Buyer C.

It was the conclusion of the Hearing Panel that REALTOR® A was in violation of Article 8 of the Code of Ethics for having failed to put Buyer C's earnest money deposit in a special account separate from his personal funds.

GOOD NEWS

MFCAR members raised more than \$1400 at our November 7th, General Meeting for the Be Homeful Project. That's 57 Paddington gifts! A special thank you to all who donated. Your gift will spread some joy this holiday season for children in our local shelters.



MFCAR'S Giving Tree

**PLEASE SUPPORT THE BE HOMEFUL
PROJECT**

ONLINE DONATIONS CAN BE MADE BY CLICKING THE PICTURE BELOW



Generously supported by:



Market Trends

The following are statistics taken from SMART MLS records.



Continue to Show Listings:

Single Family Homes

For: January 1 - November 20, 2018

| TOWN | UNITS | Average/Median Market Time |
|-----------|-------|----------------------------|
| Norwalk | 60 | 106/71 |
| Weston | 13 | 125/163 |
| Westport | 14 | 172/141 |
| Wilton | 11 | 119/127 |
| Fairfield | 44 | 97/103 |

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

| TOWN | UNITS | Average/Median Market Time |
|-----------|-------|-------------------------------|
| Norwalk | 44 | 117/86 |
| Weston | 13 | 154/98 |
| Westport | 30 | 150/119 |
| Wilton | 13 | 140/85 |
| Fairfield | 50 | 143/90 |

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

[Market Trends & Statistics](#)

New Members

OCTOBER 2018

| | | |
|------------------|--------------------|------------|
| ANTONIOS, JOSEPH | U.S. BANK | GREENWICH |
| GALVEZ, CHRIS | CHFA | ROCKY HILL |
| RASTEGAR, SAIID | CALIBER HOME LOANS | FARMINGTON |
| SANTORA, LAINEY | WESTY SELF STORAGE | WILTON |

Affiliate Members

Total Affiliate Members - 35

| | | |
|-----------------------------|--------------------------|----------|
| BLANK, BRANDON | WM. RAVEIS | WESTPORT |
| CARATZZOLO, DAWN | HIGGINS GROUP | WILTON |
| CARLASCIO, JASON | OXFORD PROPERTY GROUP | NY/NY |
| CHMIEL, ANDREW | KELLER WMS PRESTIGE | STAMFORD |
| DEFLORIO, MARY | CAPPELLO RELATY | NORWALK |
| LANGDON, EMMA | HOULIHAN LAWRENCE | DARIEN |
| STANISZEWSKA-ZORN, MARTA | WM.RAVEIS | WESTPORT |
| STASI, ROCIO | BERKSHIRE | NORWALK |

New REALTOR® Members

Total REALTOR® Membership - 1155

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 need to take an ethics class prior to December 31, 2018. We currently have 180 members who DO NOT have an updated Cycle 5 Ethics class on file with NAR. These members were emailed on June 12th, August 14th, September 27th & November 8th to remind them to email us their ethics certificate for a class taken from January 1, 2017 - December 31, 2018 to mfcар@mfcар.com.

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

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## 2020 Continuing Education Requirement for Salespersons & Brokers

Every even-year, all RES/Salespersons & REB/Brokers must complete four (4) - 3hr CE Classes.

The 4 CE Classes you must take (in any order) are:

1. CT Real Estate Agency Law & Fair Housing 1
2. CT Real Estate Agency Law & Fair Housing 2
3. Code of Ethics - DO NOT TAKE UNTIL AFTER 1/1/2019  
(make sure you email certificate to mfcар@mfcар.com so that we can update your record in NAR)
4. Elective



**Classes due by:**

Broker renewal period: 4/1/18-3/31/20

Salesperson renewal period: 6/1/18-5/31/20

**Exceptions:**

Salespersons who passed their license test between 6/1/18-5/31/20 or Brokers who passed their test between 4/1/18-3/31/20, are only required to take 1 class - Code of Ethics, which is available free of charge on NAR website: [Click here to take the FREE Ethics Class](#). (make sure you email certificate to [mfcAR@mfcAR.com](mailto:mfcAR@mfcAR.com) so that we can update your record in NAR) **DO NOT TAKE UNTIL AFTER 1/1/2019**

Classes can be taken in person or online at <http://mfcAR.theshop.com>.

**BLACK FRIDAY**  
**ONE DAY SALE**

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*Promo Code*  
**CM40**

**SHOP NOW**

VALID ON ALL PRODUCTS. MD & OH PRE-LICENSING NOT INCLUDED.  
PRICES, PROMOTIONS, AND PRODUCTS ARE SUBJECT TO CHANGE.

 **The CE Shop**

VALID 11/26 UNTIL 11:59 CST