



The Mid-Fairfield Record

UPCOMING EVENTS

JUNE

- 21 10:00 a.m. **Board of Directors Meeting @ MFCAR**
- 21 11:15 a.m. Program Committee Meeting
- 25 9:30 a.m. P & P Class
- 26 [CT Real Estate Agency Law & Fair Housing 2 @ Saugatuck Congregational Church.](#) Instructed by: Terry Hastings. 9:30 a.m. - 12:30 p.m. - **SEATS STILL AVAILABLE!**
- 28 10:00 a.m. Nominating Committee Meeting

JULY

- 4 & 5 MFCAR Closed – Holiday
- 10 9:30 a.m. Region I Caucus – MFCAR office
- 18 10:00 a.m. CTR State Directors Meeting – Wallingford
- 19 10:00 a.m. Monthly Board of Directors Meeting (if needed)

PRESIDENT'S UPDATE

Happy Summer Everyone! As busy as everyone is this time of year, please take time to smell the Roses...or Lilies...or any other flower that makes you smile. In the meantime -

DID YOU KNOW - The Board Office has again 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!

DID YOU KNOW – MFCAR is looking for A FEW GOOD REALTORS! There is still time to get involved in our Board. The Board sent out an email a few days ago inviting your participation on one of our various committees including Program, Giving Back, and Marketing/Communications/Technology. If you are interested in working with one of our committees or be on the Board of Directors please contact our AE Carol Heins – 203.227.4418 or email her at CarolHeins@MFCAR.com

DID YOU KNOW – June is Homeownership Matters month, when we promote homeownership opportunities and financial management as paths to ownership for more Americans. This month, we are also recognizing milestones in military veteran housing and celebrating LGBT buyers – and all those for whom homeownership is part of the American Dream. Go to www.HomeownershipMatters.realtor to find out more.

That's all for now. I hope your July 4th celebration is filled with family, fun, and good food.

Deb Alderson
President, Mid-Fairfield County Association of REALTORS®
ABR, ePro, PSA, PSCS
Deb@DebAlderson.com

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.

Raymond F. Gates, Jr.

Memorial Scholarship Fund

MFCAR WOULD LIKE TO CONGRATULATE OUR 2019 MEMORIAL SCHOLARSHIP RECIPIENTS

Grace Bronner is a 2019 graduate of Wilton High School. She will attend the University of Notre Dame in the Fall to pursue a degree in Biological Sciences. Scoring an impressive 33 out of 36 on the ACT, Grace plans to follow a premedical track and would love to study abroad as well. She is a College of the Holy Cross Book Award winner, National and Spanish Honor Society Member and a CT Seal of Biliteracy winner while maintaining High Honors throughout high school. A few of her many extracurricular activities include Varsity Cheerleading, Marching Band/Wind Ensemble, WHS Medical Club and Girl Scouts of CT. Grace is the daughter of Tom Bronner, Designated REALTOR® of Renaissance Real Estate Services, LLC in Fairfield.

Thomas Shea graduated from Wooster School last June and currently attends Hobart and William Smith Colleges pursuing a Bachelor's Degree in Emergency Studies/Public Policy and Environmental Studies. His ultimate goal is a career in public health, emergency management and public safety hoping to work for FEMA or Homeland Security one day. Thomas is Hobart Class of 2022 President, a Hobart College Dean's Council member and volunteers with the Weston Volunteer Fire Department and Volunteer Emergency Medical Services as an Emergency Medical Responder. He is the son of Caroline Shea, a REALTOR® with Camelot Real Estate in Weston.



Deb Alderson MFCAR President,
Grace Bronner & Tom Bronner



Deb Alderson MFCAR
President, Thomas Shea
& Carrie Shea



Thomas Shea & Grace Bronner

CE Connection

Seats still available in our [CT Real Estate Agency Law & Fair Housing 2](#) Mandatory CE Class, on Wednesday, June 26th from 9:30 am – 12:30 pm at the SAUGATUCK CONGREGATIONAL CHURCH, 245 POST ROAD EAST, WESTPORT.

REMINDER we have a new registration system for our classes & events. Refer to email sent to all members on 5/29.

[CLICK HERE FOR DOCUMENT](#)

[CLICK HERE TO REGISTER ONLINE](#)

Check out our FALL CE CLASS SCHEDULE
Saturday classes will be held at MFCAR

[CLICK HERE TO REGISTER ONLINE](#)

MFCAR FALL 2019 CE CLASS SCHEDULE

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

Broker renewal period: 4/1/18-3/31/20 Salesperson renewal period: 6/1/18-5/31/20

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

CT Real Estate Agency Law & Fair Housing 1, CT Real Estate Agency Law & Fair Housing 2, Code of Ethics & One Elective of your choice.

CLASS	DATE	LOCATION	
AGENCY LAW & FAIR HOUSING 1 MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, SEPTEMBER 14, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
AGENCY LAW & FAIR HOUSING 2 MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, SEPTEMBER 28, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
MAJOR HOME SYSTEMS ELECTIVE CE Class INSTRUCTED BY: PILLAR TO POST	WEDNESDAY, OCTOBER 2, 2019 9:30 AM - 12:30 PM	SAUGATUCK CONGREGATIONAL CHURCH 245 POST ROAD EAST, WESTPORT	
CODE OF ETHICS MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, OCTOBER 5, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
AGENCY LAW & FAIR HOUSING 1 MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, OCTOBER 19, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
AGENCY LAW & FAIR HOUSING 2 MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, NOVEMBER 2, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
EVALUATING STRUCTURAL ELEMENTS IN THE HOME ELECTIVE CE Class INSTRUCTED BY: PILLAR TO POST	FRIDAY, NOVEMBER 8, 2019 9:30 AM - 12:30 PM	SAUGATUCK CONGREGATIONAL CHURCH 245 POST ROAD EAST, WESTPORT	
CODE OF ETHICS MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, NOVEMBER 9, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
CODE OF ETHICS MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, NOVEMBER 16, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
AGENCY LAW & FAIR HOUSING 1 MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, DECEMBER 7, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	
AGENCY LAW & FAIR HOUSING 2 MANDATORY CE Class INSTRUCTED BY: RUDY CENCI	SATURDAY, DECEMBER 14, 2019 9:30 AM - 12:30 PM	MFCAR BOARD OFFICE 19 IMPERIAL AVENUE, WESTPORT SECOND FLOOR	

Registrations NOT accepted without payment. NO REFUNDS. You must sign in & out to get class credit.

ONLINE REGISTRATION PREFERRED - Checks payable to MFCAR - Fax credit card registrations to 203-226-7390
or Email to mfcар@mfcар.com

Name: _____ Phone: _____

Email: _____ Credit Card: ___ Check: ___

Card #: _____ Code: _____ Exp Date: _____

Name on Card: _____

Billing Address: _____

Fee: \$25.00 Member - \$35.00 Non-Member

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 - Mandatory CE Class
- 2. CT Real Estate Agency Law & Fair Housing 2 - Mandatory CE Class
- 3. Code of Ethics - Mandatory CE Class - Make sure you email your Ethics 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 so that we can update your record in NAR)

Click for online classes: <http://mfcAR.theCeshop.com>.



Agent-Prep will be starting a PRINCIPLES & PRACTICES course @ MFCAR on September 17th. Classes will run Tuesdays & Thursdays from 9:30 AM - 1:30 PM.

Please share this information with anyone who may be interested in becoming a licensed Connecticut Real Estate Salesperson.

[Click here to register](#) or call Rudy at 203-521-9451 for more information.

2019 UPCOMING EVENTS

DON'T FORGET TO PUT THESE IMPORTANT DATES ON YOUR CALENDAR.

[Click here for printable 2019 Calendar of Events](#)

2019 CALENDAR OF EVENTS



[**CLICK FOR NEW MEMBERS - MAY 2019**](#)

[**CLICK FOR MARKET TRENDS - MAY 2019**](#)

MESSAGES FROM CTR

CTR 2020 Dues Increase and Dues Discount Options:

The CTR Board of Directors approved a \$100 dues increase for 2020. Individual members can receive a \$100 dues discount in 2020 under the criteria approved by the CTR Executive Committee, noted below.

Respond to any CTR Call for Action (CFA) by September 1, 2019; OR Participate in a CTR Advocacy or CTR Charitable event, should there be one, by September 1, 2019.

CLICK FOR CTR'S 2019 TEXT OPT-IN CONSENT FORM

For those REALTORS® who join on or after September 1, 2019, or after the last CFA or designated event, there will be an opportunity for that new member to respond to a generic CFA established by CTR before December 31, 2019. That option will NOT apply to those holding membership prior to that date.

Note: There are no provisions or goals that will rescind the dues increase for the entire state's membership in 2020. Responding to a NAR Call for Action cannot meet the requirement as the accuracy of the reporting in that system is not reliable.

<http://ctrealtors.com/uploads/dues>

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**CTR – Connecticut REALTORS® asked us to reach out to all MFCAR members who are unsubscribed from CTR Emails and ask them to reconsider and opt back-in to their communications. CTR has a lot of campaigns in process that are directly related to their members. Legislative priorities include property taxes, school consolidation and regionalization, taxes on short term rentals and many more. CTR can't fight for its members without members support.**

**If you received an email from us please opt back-in so you will be informed of upcoming Calls for Action that need your support. With just a few clicks, you can take action on important real estate issue that effect your daily business and livelihood. This is a very effective way to get REALTORS® voices heard by lawmakers.**

**Please remember if you choose to opt back-in you will receive a confirmation email through Constant Contact from [david@ctrealtors.com](mailto:david@ctrealtors.com) with instructions on how to confirm your opt back-in decision.**

**If you have questions related to this please email [david@ctrealtors.com](mailto:david@ctrealtors.com).**