



The Mid-Fairfield Record

Just a reminder that due to Governor Ned Lamont's guidance to "Stay Safe, Stay Home" executive order, our MFCAR Office staff is working remotely from home.

We are monitoring our email and encourage you to email us with any questions or concerns. Phone calls are not ideal as we are not in the office to be able to answer your call. Please do not fax any information or time sensitive documents as we are not there to receive them.

MFCAR Staff Emails:

carolheins@mfcar.com

anissa@mfcar.com

danielle@mfcar.com

mfcar@mfcar.com

- Please email Carol (AE and head of MFCAR) with any REALTOR® related issues
- Please email Anissa with Dues Payments/Applications/Member Changes
- Please email Danielle with CE related issues/questions, cancelled March CE Classes, Live Virtual Learning

PRESIDENT'S UPDATE

Hello, I hope all are well.

I want to express gratitude to all — When novel virus came to our communities, our members stepped behind the necessary actions swiftly.

This is true even as REALTORS® have faced challenges above the average. We love our jobs, helping people, deal-making — and we rely on our incomes. The rules we're following and the deflation of the busiest spring market since 2013 haven't diminished all of these.

In the past month, I've seen so much *inspiring action from REALTORS®*:

- The continuation of business using new methods and tools
- Giving back by doing supply drives and in other ways
- Thousands of conversations with clients helping them determine how to react

All are a testament to who REALTORS® are and how they behave.

Overall, the encouraging thought I have is that we are part of a fundamental profession. This year, NAR is one hundred eleven years old and CTR is one hundred. REALTORS® have been in existence, working very much like we all do today, through booms and busts, a great depression, wars, terrorist attacks and now this pandemic.



In one month, or three, or whenever, people will once again leave their houses. At that time, they will be readier than ever to move forward, as they always have been, to start new chapters and build new opportunities.

There to help them will be the most resilient, most diligent, and most caring professionals across any industry.

My best wishes and best hopes to all,

Mark

P.S. Your fellow REALTORS® who volunteer to serve on our Association's board will be meeting again (virtually, of course) later this month. The conversation is going to focus on recovery. Action and initiative from all corners will be needed to recover from this disruption. We will talk about how REALTORS® might help, and how the association might help REALTORS®.

We'll think about programs, advocacy, networking, visibility, and resources. ***Your input, fellow leadership, and support will only make that effort a better one.***

And, last, at the association office, a SHOUT OUT is appropriate for Association Executive, Carol and the staff of Danielle and Anissa. They haven't missed a beat, reorganizing to operate remotely so they can continue to serve our needs, including re-planning an entire Continuing Education calendar, being a voice helping shape the Emergency Orders that affect us, and helping members with resources like **NAR's Telehealth and Right Tools Right Now** and **CTRs Communications and Pandemic Assistance Updates** and others. Thank you to them for their commitment and loyalty.

Mark Gilrain

President, Mid-Fairfield County Association of REALTORS®

CAROL'S NEWS

Important Information for CTR Members

[UPDATE 4/11/2020]: View the [Guidance Related to Rent Payments and Evictions for Residential Renters](#) To Assist in Compliance with Executive Order 7X

[4/2/2020]: CT Department of Labor - [Pandemic Unemployment Assistance Update Including Real Estate Independent Contractors](#)

[3/24/2020]: View the [Guidance for CTR Members - Related to Cleaning, Disinfecting and Prevention](#) document.

[3/23/2020]: View the [Guidance for CTR Members - Related to Essential Business Order](#) document.

[3/22/2020]: The Lamont Administration released guidance related to Executive Order 7H which expressly includes "real estate transactions and related services, including residential leasing and renting" as "essential businesses"; recognizing that real estate is an important part of the Connecticut economy. View the [list of exempted businesses](#).

We are actively working hard to bring you important information to help conduct real estate business during this unprecedented time.

Resources from CT REALTORS®

- [Guidance for CTR Members - Related to Essential Business Order](#) - March 23, 2020
- [Guidance Related to Rent Payments and Evictions for Residential Renters](#) To Assist in Compliance with Executive Order 7X - April 11, 2020
- [Guidance for Short and Long Term Rentals Under Executive Order 7T](#) - April 7, 2020
- [Guidance for Fair Housing Compliance During Covid-19 Pandemic](#) - April 7, 2020
- [Guidance for CTR Members - Related to Photography and Virtual Options for Viewing Properties](#) - April 3, 2020
- [Guidance for CTR Members - Related to Cleaning, Disinfecting and Prevention](#) - March 24, 2020
- [Coronavirus Advisory - for Buyers, Sellers, the Public](#) - as of March 20, 2020
- [Coronavirus Addendum - for Purchase Agreements](#) - as of March 20, 2020
- [Coronavirus Addendum - Sight Unseen](#) - as of April 2, 2020
- [Links to Town Websites - Posted Office Hours and Town Coronavirus Sites](#) - as of April 3, 2020
- VIDEO: [The Correct Way to Wash Your Hands](#) - as of March 18, 2020
- VIDEO: [Important Message from CTR President Joanne Breen](#) - March 20, 2020
- [Online CE Options for Brokers and Salespersons](#)



- [Online CE Options - Offered by Some Local Associations](#)

Resources from the National Association of REALTORS® (NAR)

- [Coronavirus: A Guide for REALTORS®](#)
- [Coronavirus: Resource for Property Owners](#)
- [Coronavirus Resources and Guidance for Employers](#)
- [NAR's Advocacy Update on Federal Issues Related to Coronavirus - 3/23/2020](#)
- [NAR Staff Summary of Federal Economic Stimulus for REALTORS® - 3/27/2020](#)
- [Right Tools, Right Now - 3/27/2020](#)
- [Benefit for Members: No Cost TeleHealth Program for REALTORS and their families\(2 months\)](#)

Resources from the State of Connecticut

- [CT Department of Labor - Pandemic Unemployment Assistance Update Including Real Estate Independent Contractors - 4/2/2020](#)
- [CT.gov - Latest Information, Resources, and Guidance Related to COVID-19](#)
- [DECD: Connecticut Business Recovery Bridge Loan Program\(real estate confirmed verbally as eligible\)](#)
- [CT Extends Small Business Sales Tax Deadlines](#)
- [Executive Order 7Q - Remote Notarization Authorization](#)

Resources for Virtual Real Estate

- [Smart MLS: Virtual Toolkit](#)

Other Resources

- [Centers for Disease Control & Prevention \(CDC\) - Coronavirus](#)
- [CDC: For Employers - Guidance for Businesses and Employers](#)
- [CBIA: What Happens when an Employee has COVID-19](#)
- [Fannie Mae Guidelines for Lenders Regarding Appraisal Options - 3/23/2020](#)
- [CT Fair Housing Center - COVID-19 and Fair Housing Protections](#)
- [FEMA: Grace Period Extended for Flood Insurance Renewal Premiums](#)
- [SBA: Small Business Guidance and Loan Resources](#)
- [CT Department of Labor: Filing for Unemployment Benefits](#)
- [CT Banks and Credit Unions: Mortgage Payment Relief Program](#)
- [Connecticut Housing Finance Authority \(CHFA\) - Open for Business](#)

Requests from Housing Organizations and Others

- [CCEH: Needs Available Units for Those in Shelters - 3/25/2020](#)

IMPORTANT NOTE REGARDING CE CERTIFICATES

Clarification regarding CE Certificates from Kelly W. Harvey, Real Estate Examiner
Dept of Consumer Protection

Pursuant to real estate licensing law, all licensees are responsible to retain their completion certificates for a minimum of 4 years and be able to produce them upon request by the DCP. There are times when licensees must upload the actual certificates, such as for late renewals or reinstatements. When they are under the incorrect impression that the State has access to their completion information this causes more work for everyone. We do not have access to the information that the schools report to PSI until we request a report from them at the time of CE audit. We have NO ability to look up course completions.



**PLEASE READ:
IMPORTANT
MESSAGE**

IMPORTANT MESSAGE ABOUT OUR CE CLASSES

In case you were not aware we had to cancel all of our March CE classes and had to convert many of our April and May classes to Live Virtual classes. If you were registered for any of our March - April CE classes we have been emailing you. If you were registered for our classes during that time and don't recall seeing an email from us please check your junk or spam folder as we sent out time sensitive emails that required a response. If you saw the email but have not responded please do so ASAP.

We have a limited number of Virtual CE classes scheduled. We have been focusing on rescheduling our members who were in classes that were cancelled and to communicate with the registrants of our scheduled classes on the steps they had to take in order to participate in our live virtual classes. Please read the information below if you are scheduled for any of our classes or if you are considering registering for a live virtual class.

What is virtual learning?

- A **virtual learning environment (VLE)** or live virtual classroom is a Web-based platform for the purpose of course delivery presenting resources, activities and interactions within a course structure without everyone needing to be in one place. The trainer and the students are together in time but not the same location.
- **You will be asked to email the Board a picture of your driver's license at registration to verify each student's identity attending the virtual class.** Board Staff will be monitor all classes and the DCP Real Estate Examiner will have the availability to monitor classes.

So ... To Receive Credit:

- The instructor will be required to have real time interaction with all students, visually as well as audio not just a list of names.
- Students must be able to interact with one another visually as well as via audio.
- Students individually attending a Live-Virtual class CAN'T participate without a working camera on their tablet or computer/laptop. Cell phones are not an ideal device to participate.
- The camera must be on the whole time. The students face must be visible the entire time.

Registrants Must:

- Silence phones and limit email and other distractions. Courses are not recorded so you will need to pay attention. If the instructor feels you are not paying attention, they will disconnect you from the class and you will not get CE credit or a refund.
- If the instructor provided materials please download them prior to the start of class.
- Dress appropriately as you will be on camera.

Virtual Class Schedule

Agency Law & Fair Housing 2 - Friday, April 17 - 9:30 AM – 12:30 PM -Class is Full

Agency Law & Fair Housing 2 - Saturday, April 18 - 9:30 AM – 12:30 PM -Class is Full

Smart Agent - Wednesday, April 22 - 1:00 PM - 4:00 PM

Code of Ethics - Saturday, April 25 - 9:30 AM – 12:30 PM -Limited Spots Available

Code of Ethics – Friday, May 1 - 9:30 AM – 12:30 PM -Limited Spots Available

Agency Law & Fair Housing 1 - Friday, May 8 - 9:30 AM – 12:30 PM

Home Snap - Friday, May 8 - 1: PM - 4:00 PM

To take one of the Fair Housing or Ethics classes above you must:

1. Run a system check to make sure your computer or tablet is compatible using Google Chrome or Mozilla Firefox. <https://smart.newrow.com/room/testPage>.

To take Smart Agent or Home Snap classes you must:

1. Run a system check to make sure your computer or tablet is compatible <https://zoom.us/test>

Once you pass the quick system check, email danielle@mfcars.com with the date of the class you'd like to take and a copy/picture of your driver's license (front only) and a note that you passed the required system check. **You will not be registered until we have a copy of your driver's license**

Please note that the mandatory classes are limited to 13 registrants and the elective classes max out at 25 registrants, When the classes fill it is up to the Boards discretion to add additional classes based on the need or to refund you.

If you don't want to participate in a Live Virtual Class and would prefer to take an online class at your convenience, please email danielle@mfcars.com and ask for a refund, provide the class name(s) & date(s). If you paid by check you will be refunded by check, provide your address for us to mail your refund. If you paid by credit card, we will attempt to refund your credit card.

- 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 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

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)



ANYTIME, ANYWHERE - An online educational experience that lets you learn when and where it's convenient for you.

SUPPORT 7 DAYS A WEEK - Contact us via phone, chat or email. We want to hear from you!

TABLET-FRIENDLY - Take your courses on your computer or tablet at your convenience.

97% SATISFACTION RATING - Feel confident knowing that out of over 150,000 students, we have a 97% satisfaction rating.



MFCAR Committees

RPAC: (Political Fundraising)

Chairperson: Ken D'Arinzo/Marilyn Katz

Educate REALTORS® on the importance of raising funds for RPAC and Issues Advocacy; and to network and share the techniques that are most effective in raising funds.
Meets when necessary.

PROGRAM/HOSPITALITY

Chairperson: Nadine Tanen/Cynthia Dul

Responsible for putting together meetings that will be educational for the members for the upcoming year. Such as General membership Meetings (4), lunch and learn, cocktail parties, clam bake, holiday party.

GRIEVANCE:

Chairperson: Peg Koellmer/Cheryl Scott-Daniels

Is responsible for making determinations as to whether there is any validity to a complaint that would justify holding a full hearing. **To be eligible to be on the grievance committee you must have been an active REALTOR® for two (2) years and show an active amount of transactions.**

PROFESSIONAL STANDARDS:

Chairpersons: Cheryl Scott-Daniels/Peg Koellmer

Professional Standards is responsible for holding ethics and arbitration hearings in accordance with established policies, including offering option for mediation and expedited processes. **To be eligible to become a PSCS (Professional Standards Certified Specialist) you must have served on the grievance committee.** The recipient of this designation has successfully demonstrated knowledge and competency in hearing matters involving ethics and arbitration.

GRASSROOTS/LEGISLATIVE/POLITICAL AFFAIRS:

Chairperson: Ken D’Arinzo

Strengthen REALTOR® member involvement in support of the Association’s political, electoral and legislative endeavors at the local, State and National levels. This effort may include enhancing member lobbying efforts. Increasing member response to “Call for Action:”, promoting attendance at political events and encouraging overall REALTOR® grassroots involvement in political campaigns.

COMMUNICATIONS:

Chairperson:

Guide MFCAR (Mid-Fairfield County Association of REALTORS®) public relations and marketing efforts when needed such as public relations/branding and advertising campaigns. Provide input on special promotion/events for the public.

SOCIAL MEDIA:

Chairperson: Deb Alderson

This committee looks to engage and network with our members on social media through Instagram and Facebook. We also promote the use of the MFCAR website as a source of information for our members.

GIVING BACK:

Chairperson: Linda Delepine

REALTORS® do more than simply sell houses. Many of us volunteer in our communities. This committee looks to embody that spirit of service and volunteerism by giving our time talents to raising funds to support our community and local Non-Profit organizations. This committee will plan, organize, and execute 2 or more functions per year. The committee will also determine which charity/organization will receive funds from us.

AFFILIATE:

Chairperson: Carol Heins

This committee looks to build our cadre of local vendors in our Association. These vendors support our REALTOR® members and our community. At the same time, we look to give these vendors our support through Lunch and Learn sessions and Sponsorship of our General Membership Meetings.

YPN: Young Professionals Network:

Chairperson: Viveka Kjellgren/Linda Delepine

To encourage and promote involvement and career development in the REALTOR® association management profession through idea sharing and networking during the first two years in the business. This group is for all new REALTORS®.

Membership- Orientation for New Members

Education – Scheduling of P & P Classes and CE Classes

Risk Reduction – Meetings at the State Level when required.

Building Maintenance – Repairs to 19 Imperial Avenue (MFCAR)

Website Updating MFCAR website

Meetings are scheduled when needed.

[Click for MFCAR 2020 Committee Sign-up Form](#)



**FEBRUARY & MARCH 2020
NEW MEMBERS**

Total Affiliate Membership – 34

Total REALTOR® Membership – 1050

[Click Here for February & March New](#)



FEBRUARY 2020

[CLICK HERE FOR THE FEBRUARY 2020 FAIRFIELD LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE FEBRUARY 2020 NORWALK LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE FEBRUARY 2020 WESTON LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE FEBRUARY 2020 WESTPORT LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE FEBRUARY 2020 WILTON LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE MFCAR BOARD FEBRUARY 2020 MONTHLY INDICATORS REPORT - INCLUDES TOWNS OF NORWALK, WESTON, WESTPORT & WILTON](#)

Reports provided by
SMART MLS - FAST STATS



MARCH 2020

[CLICK HERE FOR THE MARCH 2020 FAIRFIELD LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE MARCH 2020 NORWALK LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE MARCH 2020 WESTON LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE MARCH 2020 WESTPORT LOCAL MARKET UPDATE](#)

[CLICK HERE FOR THE MARCH 2020 WILTON LOCAL MARKET UPDATE](#)

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Reports provided by
SMART MLS - FAST STATS



Sign Up for CTR Text Alerts

Want to stay updated on the progress of proposals like the bills to eliminate the Estate and Gift Taxes? Then sign up for the CTR text alert system by going to ctrealtors.com/text.

You'll receive occasional text alert messages from the association about important issues and how to take action easily.



How to Get Your REALTOR® Membership Card

Getting your card is simple:



Connecticut State Department of Consumer Protection

Real Estate License Change of Information

- [Visit the Membership Card page.](#)
- Log-in with your nar.realtor username and password. Forgot your username or password? [Look it up here](#), or call NAR's Member Support at 800-874-6500 if you're still having trouble.
- Your designations and certifications are pulled directly from your NRDS records.

The card can be added to your Apple Wallet, saved to Google Pay, or sent to you directly via email as a PDF file.

NAME CHANGE:

To report a name change, please send an email to DCP.Licenservices@ct.gov with the following information:

- Real estate license number
- Current name on license
- New name
- A copy of an official court document reflecting the legal name change (marriage certificate, divorce decree) or a copy of a driver's license reflecting the name change.

ADDRESS CHANGE:

To report a change of address, please send an email to DCP.Licenservices@ct.gov with the following information:

- Real estate license number
- Date of birth
- Current address of record
- New address



CTR members are eligible to receive discounts and access to several member benefits.

<https://www.ctrealtors.com/members/member-benefits-partners/>



REALTOR® Benefits Program

Designed with you in mind, the REALTOR® Benefits Program is your official member benefits resource, bringing you savings and unique offers on products and services just for REALTORS®.

See our limited-time offers below.

- [View all partners](#)
- [Learn more about the Program](#)

