



## The Mid-Fairfield Record



shutterstock.com - 757181785

### MFCAR Office Visit Guidelines

- **Please call us at 203-227-4418 to schedule an appointment for your visit.**
- **When you arrive for your appointment park in the front circle and knock on the front door. If you come into the office you must wear a mask.**

If you need to purchase a keybox please call the Smart MLS at 203-750-6000 to complete your purchase. The Smart MLS will contact us once your purchase is complete. In turn, we will reach out to you to schedule an appointment to pick up your keybox.

- **Park in the front circle, give us a call and we will bring the keybox out to your car. Please test your keybox prior to leaving and give us a call if your keybox is not working.**

## UPCOMING EVENTS

### **DECEMBER**

- 18 - 10:00 AM - MFCAR Board of Directors Meeting - Zoom
- 22 - 10:00 AM - AE Zoom Meeting w/CTR
- 24 - 25 - MFCAR Board Office Closed in observance of Christmas
- 31 - MFCAR Board Office Closed New Years Eve

### **JANUARY 2021**

- 1 - MFCAR Board Office Closed for New Years Day
- 15 - MFCAR 10:00 AM - MFCAR Board of Directors Meeting - Zoom

---

**PRESIDENT'S UPDATE**

To fellow MFCAR REALTORS®,

In 2020, like every year, your Association worked hard for you, for your brokerages, for your clients, and for our communities.

We networked and expanded our community connections — attending events with the Westport-Weston Chamber, meeting with the Norwalk city government, liaising with the Norwalk Green Association, introducing ourselves to new senior living facilities, touring the new Norwalk SoNo Collection, and talking to non-profit organizations in our area.

For all of our members in 2020, we hosted Covid-response zooms with four town leaders, and school reopening zooms with four town superintendents. Katie Johnson, the National Association of REALTORS® legal counsel, joined us for an October zoom meeting to advise on ethical and legal liability risks in the current world.

We gave back this year — Meals for healthcare workers, Home for the Holidays contributions, Person to Person Food Drive and six college scholarships.

We represented our industry in the media this year with press pieces locally and in Hartford.

Covid-19 upended the world this year and one thousand plus members found a new way to work together with each other and with the public to deliver an essential service. Thanks to every single person for believing we've had to do what we've had to do, and doing it.

But more than what the Association officially did for any of us in 2020, thanks to each of you for being a MFCAR REALTOR® in 2020. You are quite genuinely the best — diligent in being REALTORS®, kind and caring, giving back — exceptional professionals in all ways.

REALTORS® have been at it for one hundred years. Let's continue to be committed to delivering one of the world's best working and most transparent marketplaces for hundreds more.

Thanks so very sincerely for getting to be your board president in 2020.

Good luck Nadine in 2021!

Sincerely,  
Mark

**Mark Gilrain,**  
*President, Mid-Fairfield County Association of REALTORS®*  
917-287-2451  
[mgilrain@bhsusa.com](mailto:mgilrain@bhsusa.com)



---

**CAROL'S NEWS**

**REALTOR® Emeritus Status**

Longtime MFCAR member Donna Karnes, was approved with National REALTOR® Emeritus status at the virtual REALTORS® Conference & Expo Meeting in November. Emeritus status is awarded to members who have been active REALTOR®/REALTOR® Associates for 40 years and served on Committees, as Officers and Directors both at the local and National level. Please join me in congratulating Donna.



## **REALTOR® Emeritus Status Application Process**

A REALTOR® Member who has held membership in the National Association as a REALTOR®, for a cumulative period of forty (40) years is eligible to apply for REALTOR® Emeritus status.

At the 2013 REALTORS® Conference & Expo, the Delegate Body approved an amendment to Article III, Section 9 of the NAR Constitution, which outlines REALTOR® Emeritus eligibility.

Beginning with applications filed in 2015, in addition to the forty (40) years of membership, a REALTOR® Emeritus candidate member must also have completed at least one (1) year of service at the National Association level. However, for applications filed through 2019, the one (1) year service requirement may also be met through service at the state or local level.

Upon approval of an application for REALTOR® Emeritus by the Board of Directors of the National Association of REALTORS®, no further payment of dues to the National Association is necessary by the member association of which the REALTOR® Emeritus is a member. Please note that the dues waiver does not take effect until the dues year immediately following the Board of Directors' approval. In addition, REALTOR® Emeritus Members are exempt from the Code of Ethics Training requirement.

A completed application is necessary to begin the approval process for REALTOR® Emeritus status, which must be completed by the candidate's local association. Documentation substantiating the candidate's forty (40) years of membership (and one (1) year of service, as applicable) must be attached to the application.

---

## **MFCAR 2021 Membership Dues**

The MFCAR 2021 Membership Dues Invoices were emailed to all MFCAR REALTOR® and Affiliate members in early December. They were sent from [Anissa@MFCAR.com](mailto:Anissa@MFCAR.com).

If you can't locate your invoice:

- Please check your junk/spam folder
- Email Anissa and ask her to resend it to you. Remember it is extremely important you keep us advised of office and email changes so that our communications make it to you in a timely manner. Please email us with all office & email changes.

**Payment is due by January 31, 2021. If you've decided to go into referral or resign from real estate, please email [Anissa@MFCAR.com](mailto:Anissa@MFCAR.com) so that we can update our records. If you are leaving the business it is you and your broker/manager's responsibility to provide MFCAR with WRITTEN notice of your resignation/termination by 1/31/2021.**

**Failure to not terminate your membership with MFCAR and your broker/managers failure to terminate your real estate license with the DCP by 1/31/21 will result in your being responsible for the full payment of your 2021 Realtors Dues. Your failure to pay will result in your office being suspended until payment is made.**

**Please remember that there are no refunds once payment is made.**

---

## **Important Reminder Re:Complaints**

If you have a complaint about another agent please email or call me to discuss. MFCAR has a complaint process which we have outlined on our website. You can view it by clicking this link: <https://mfcar.com/complaint-processes/>

Carol Heins  
Associate Executive  
MFCAR  
203-227-4418  
[carolheins@mfcar.com](mailto:carolheins@mfcar.com)

---

## **ETHICS CORNER**

### **Case #16-7: REALTOR'S® Refusal to Disclose Nature and Current Status of Listing to Another REALTOR® (Revised Case #21-13 May, 1988. Transferred to Article 16 November, 1994.)**

Client X listed his home with REALTOR® A under an exclusive right to sell listing agreement negotiated for a period of 90 days. During the first 75 days, REALTOR® A attempted various marketing strategies, but none were successful. Client X expressed disappointment and told REALTOR® A that he might seek another agency when the listing expired.

That same day, Client X expressed to a friend his dissatisfaction with REALTOR® A's lack of results, and mentioned that he might employ another agent. The friend, in turn, related this information to his friend, REALTOR® B, and suggested that REALTOR® B contact Client X. Aware that the property was currently listed with REALTOR® A, REALTOR® B called REALTOR® A, explained the information passed on to him, and inquired about the nature and current status of Client X's listing with REALTOR® A. Specifically, REALTOR® B asked REALTOR® A when the listing would expire and whether the listing was an "exclusive right to sell" or "open" listing. REALTOR® A responded that the listing was his and refused to discuss the matter further.

REALTOR® B then contacted Client X and explained that their mutual friend had informed him that Client X might be seeking another agent to sell his property. REALTOR® B told Client X that he did not wish to interfere in any way with Client X's present agency agreement with REALTOR® A, but that if Client X intended to seek another agent when his present listing agreement with REALTOR® A terminated, he would like to discuss the possibility of listing Client X's property. Client X invited REALTOR® B to his home that evening, and there they discussed the terms and conditions under which REALTOR® B would list the property upon termination of REALTOR® A's listing. REALTOR® B and Client X did not enter into any written agreement at that time. However, Client X requested REALTOR® B to meet with him the day following the expiration of REALTOR® A's listing, and Client X said that at that time he would execute a new listing agreement with REALTOR® B. The property did not sell before REALTOR® A's listing expired, and on the day following the expiration of REALTOR® A's listing, Client X listed the property with REALTOR® B. Upon learning of REALTOR® B's listing, REALTOR® A filed a complaint with the Board alleging that REALTOR® B violated Article 16 of the Code of Ethics.

At an ethics hearing duly noticed and convened after all due process procedures of the Board were followed, REALTOR® A presented his complaint that REALTOR® B had contacted REALTOR® A's client during the unexpired term of the client's listing agreement with REALTOR® A and had, therefore, violated Article 16 of the Code of Ethics.

REALTOR® B defended his action by pointing out that when he was informed that Client X was seeking another broker, he sought to respect the agency of REALTOR® A by calling him to inquire about the type and expiration date of the listing. He said he told REALTOR® A he would respect REALTOR® A's agency agreement, but that he needed to know this information to determine when, and under what circumstances, Client X would be free to list the property with another broker. REALTOR® A refused to discuss the listing status, stating that "it was none of his business." REALTOR® B cited Standard of Practice 16-4 in defense of his direct contact with Client X.

The Hearing Panel concluded that REALTOR® B had adequately respected the agency of REALTOR® A as interpreted by Standard of Practice 16-4. The panel's decision indicated that a listing broker should recognize that his refusal to disclose the type and expiration date of a listing to an inquiring broker frees the inquiring broker to contact the seller directly. If the contact with the seller is made under the provisions of Standard of Practice 16-4, the REALTOR® is also able to discuss the terms of a future listing on the property or may enter into a listing to become effective upon the expiration of the current listing. The panel found REALTOR® B not in violation of Article 16.

---

## **2021 MFCAR SLATE OF OFFICERS AND DIRECTORS**

**PRESIDENT:** Nadine Tanen - Berkshire Hathaway HomeServices - Westport

**PRESIDENT ELECT:** Ken D'Arinzo - Realty ONE Group Connect - Monroe

**TREASURER:** Marilyn Katz - Berkshire Hathaway HomeServices - Westport

**PAST PRESIDENT:** Mark Gilrain - Brown Harris Stevens - Westport

### **ONE YEAR DIRECTORS:**

Robert Mobley - Douglas Elliman - Greenwich  
Marta Garcia - Platinum Property Realty - Norwalk  
Barbara Schmerzler - U. S. Homefinders - Westport

### **TWO YEAR DIRECTORS:**

Christine Poppy - Compass Connecticut - Westport  
Annette Fiorenza - Higgins Group - Westport  
Donna Karnes - William Pitt Sotheby's - Westport

### **THREE YEAR DIRECTORS:**

Kimberly Wilson - Coldwell Banker - Greenwich  
Cynthia Dul - Berkshire Hathaway HomeServices - Westport  
Kim-Marie Mullin - Hudson + Sound Brokerage - Stamford

### **2021 CTR STATE DIRECTORS:**

Nadine Tanen - Berkshire Hathaway HomeServices - Westport  
Ken D'Arinzo - Realty ONE Group Connect - Monroe  
Mark Gilrain - Brown Harris Stevens - Westport  
Deb Alderson - Berkshire Hathaway HomeServices - Westport  
Peg Koellmer - Berkshire Hathaway HomeServices - Wilton

---

## **2022 CE Classes**

The CT Real Estate Commission approved two **NEW** mandatory courses for the **2020-2022 CE cycle for brokers and salespersons**. Continuing Education (CE) is due on the even-numbered years and must be completed **PRIOR** to renewing your license in all even-numbered years.

**Both of the new mandatory courses were written and approved by the Real Estate Commission to be taught as live-interactive courses, therefore only live in-classroom or live-virtual delivery will be allowed.**

## **2022 CE Class Requirements**

**Take both # 1 & # 2 Mandatory Classes in any order.**

**1) Understanding and Preventing Bias in Real Estate - 3 Hours - only live in-classroom or live-virtual delivery will be allowed.**

**2) Real Estate Law for Brokers and Salespersons - 3 Hours - only live in-classroom or live-virtual delivery will be allowed.**

**PLUS take # 3 - Required by NAR Every 3 years.**

**3) Code of Ethics - 3 Hours**

**Current Cycle 6 - 1/1/19 to 12/31/21 - Next Cycle 7 - 1/1/22 to 12/31/24**

**PLUS take # 4**

#### 4) **One Elective of your choice - 3 Hours**

##### Who needs to take CE Classes?

**Brokers** – If you passed the CT Broker full licensing examination between **4/1/2020 – 3/31/2022**, you do not need to take CE for 2022. (The date used to determine exemption is NOT the issuance date of your first license, it is the date you passed the CT licensing examination).

**Salespersons** – If you passed the CT Salesperson full licensing examination between **6/1/2020 – 5/31/2022**, you do not need to take CE for 2022. (The date used to determine exemption is not the issuance date of your first license, it is the date you passed the CT licensing examination).

[Click here for Connecticut department of consumer protection 2022 real estate continuing education requirements](#)

[Click here for Code of Ethics Training Cycles](#)

---

### REMINDER TO EMAIL YOUR ETHICS CERTIFICATES TO MFCAR

**Currently 422 MFCAR members don't have a Cycle 6 Ethics Class in their NAR profile.**

**If you took Ethics outside of MFCAR, online or through another board, please email your ETHICS CERTIFICATE to [MFCAR@MFCAR.COM](mailto:MFCAR@MFCAR.COM) so that we can update your NAR record. (Please only send us your Ethics Certificate)**

[Click here to see if your name is on the list of missing Cycle 6 Ethics with NAR.](#)

All REALTOR® & APPRAISER members who have access to the Smart MLS need to comply with NAR's Code of Ethics Requirements which states: Existing REALTOR® members must complete ethics training, meeting specific learning objectives and criteria, within three-year cycles.

#### **Current Cycle 6**

January 1, 2019 to December 31, 2021

#### **Future Cycle**

January 1, 2022 to December 31, 2024

If you're not sure if you've fulfilled your Ethics requirement [click here](#) to check.

**PADDINGTON**

be homeful  
for the holidays

CONNECTICUT COALITION TO  
END HOMELESSNESS

SUPPORTED BY:  
CT REALTORS' Care United Way

© P&Co. Ltd./ISC 2020

## Dear MFCAR REALTOR® & Affiliate Members,

The CT REALTORS® Foundation has once again partnered with the CT Coalition to End Homelessness for our 5th Annual be homeful for the holidays campaign to help end family homelessness in CT. This heartwarming campaign has provided holiday cheer to more than 5,000 children living in CT shelters and has helped more than 1,000 families avoid the trauma of homelessness.

This year each of the 16 local Connecticut Boards have their own fundraising team and online donation site. For every \$25 donated, the CT REALTORS® Foundation will gift a plush Paddington bear to a child living in a shelter for the holidays.

**MFCAR is currently in 6th place with a total of \$2600.00 donated to date. We received our adorable Paddington Bears and we will deliver them to shelters in Norwalk & Westport early next week.**

**It's not too late for you to donate and help us help those who need our support.**

Please donate through the button below to help support our MFCAR team while supporting this worthy cause.



---

### We'd like to thank the following MFCAR Members, Staff & Family for their Donations

- Carol Heins
- Mark Gilrain
- Christine Poppy
- Anonymous
- Jeff Turner
- Dianne de Witt
- Linda Johnson
- Deb Alderson
- Elizabeth Boscaino
- Geraldine Coughlin
- Jillian Klaff
- Liz Videler
- Laurie Crouse
- Barry London
- Heins Landscaping
- Deborah Estes
- Tina Crosby
- Tamarra Pincavage
- Mary Ellen Gallagher
- Mindy Wolkstein
- Lucia Molinelli
- Wendye Pardue
- Danielle McEwan
- Anissa Danville
- Susan Leone
- Peg Koellmer
- Annette Fiorenza
- Marjorie Brous
- Cheryl Scott-Daniels
- Kim-Marie Mullin
- Nancy Pantoliano
- Toni Mickiewicz
- Robin Welling
- Karen Liss
- Jim Onze - Onze Plumbing
- Roberto Ordonez
- Emmary Carlson
- Evie Theall
- Paul Thury
- Ruth Taubl
- Donna Karnes

## NOVEMBER 2020

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



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

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

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

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

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

Reports provided by  
SMART MLS - FAST STATS



## NEW MEMBERS NOVEMBER 2020

Total Affiliate Membership –

~~~~

Total REALTOR® Membership –

[Click Here for NOVEMBER New Members](#)



The REALTOR® Party is a powerful alliance of REALTORS® and REALTOR® Associations working to advance public policies and candidates that build strong communities, protect property interests and promote a vibrant business environment.

### **Vote**

As a member of the REALTOR® Party, NAR encourages you to vote for candidates and issues that build strong communities, protect property interests and promote a vibrant business environment at the local, state and national levels.

### **REALTORS® Get Involved**

### **Act**

As a member of the REALTOR® Party, you act when called upon to support the REALTOR® Party at the local, state and national levels. Recognizing the importance of REALTORS® speaking with one voice, participating in national and state Calls for Action allows our collective voice to be heard from Capitol Hill to the statehouse. In addition, participating in community outreach projects and activities sponsored by your state and local associations are great ways for REALTORS® to establish themselves as valuable community assets.



## REALTORS® GET INVOLVED

- Take Action on a **Call for Action**
- **Sign Up for REALTOR® Party Mobile Alerts**
- **Learn about NAR's Position on State and Local Issues**
- **Find Your Elected Official** and Learn where They Stand on Real Estate Issues
- **Research an Issue using the State Issues Tracker**
- **Join the Broker Involvement Program**

Learn More about and Participate in Community Outreach Projects and Activities with Your State and Local Association.

## **Invest**

Since 1969, the REALTORS® Political Action Committee (RPAC) has promoted the election of pro-REALTOR® candidates across the United States. The purpose of RPAC is clear: voluntary contributions made by REALTORS® are used to help elect candidates who understand and support their interests. These are not members' dues; this is money given freely by REALTORS® in recognition of the importance of the political process.

- [Invest in RPAC](#)
- [Invest in President's Circle](#)
- [Invest in the Corporate Ally Program](#)
- [Invest in the Political Advocacy Fund](#)



## SIGN UP FOR NAR & CTR TEXT ALERTS

In order to be up-to-date in this ever changing business, please take a moment to sign up for timely, first hand communications from the National (NAR) and State (CTR) Associations.

Don't miss out on new offerings, advocacy initiatives, tools to help your business and much more.

[www.ctrealtors.com](http://www.ctrealtors.com)  
[www.nar.realtor](http://www.nar.realtor)



### How to Get Your REALTOR® Membership Card

Getting your card is simple:

- [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.



### Connecticut State Department of Consumer Protection

#### Real Estate License Change of Information

##### **NAME CHANGE:**

To report a name change, please send an email to [DCP.Licenseservices@ct.gov](mailto:DCP.Licenseservices@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,

- 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.

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](mailto: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](#)

