

JUNE

18 - MFCAR Board of Directors Meeting
10:00 AM - **ZOOM**

22 - **CLASS FULL** - CT REAL ESTATE LAW
FOR BROKERS AND SALESPERSONS CE Class
9:30 AM - 12:30 PM - **ZOOM**
Instructed by : Terry Hastings

JULY

5 - MFCAR Board Office Closed Independence
Day Holiday

7 - [UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS 2 SPOTS LEFT](#)
9:30 AM – 12:30 PM - **ZOOM**

11 - 12 – CTR Leadership Conference (NJ)
President/Pres-Elect/AE

14 - [UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS](#)
9:30 AM - 12:30 PM - **ZOOM**

16 - MFCAR Board of Directors Meeting
10:00 AM - **ZOOM** (If Needed)

21 - [UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS](#)
9:30 AM - 12:30 PM - **ZOOM**

22 – CTR State Board of Directors Meeting –
Aqua Turf

28 - [UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS](#)
9:30 AM - 12:30 PM - **ZOOM**

See below for additional CE Classes.

- [MAY NEW MEMBERS](#)
- [2022 CE REQUIREMENTS](#)
- [CE CLASS SCHEDULE](#)

FAST Stats

President's Update



Dear MFCAR Members,

Thank you to all who have signed up for text messaging so far. The impact of your Calls to Action have directly impacted the defeat of the Conveyance Tax portion of HB 6441.

If you sign up for text messaging during July & August, MFCAR will enter you in a drawing for a FREE CE Class – 5 winners will be chosen each month. This is a \$25 value. Those who have already signed up will be included in the drawing.

It's easy to do – just use the link
<https://www.ctrealtors.com/text/>

Thank you in advance for your participation!

Remember to use **#mfcarmovingtogether** for all of your social media postings and show your commitment to being a local REALTOR® in our area – whether it is a contribution to the community or helping clients.

Nadine Tanen
2021 MFCAR President

2021 License Renewal Reminder

Broker License renewals were due by

- [MFCAR Board Stats Report May 2021](#)
- [Fairfield May 2021](#)
- [Norwalk May 2021](#)
- [Weston May 2021](#)
- [Westport May 2021](#)
- [Wilton May 2021](#)

3/31/2021

Salesperson License renewals were due by 5/31/2021

MFCAR Staff have been spot checking our members real estate licenses and as of June 7th, we found close to 100 members who's Real Estate Licenses were **NOT** renewed by May 31, 2021, and are currently **LAPSED**. We will notify Brokers of all lapsed licenses in the following week. Failure to renew lapsed licenses in a timely manner will result in suspension and eventually termination from MFCAR and the SmartMLS.

Carol's News

ETHICS CORNER

Case #1-16: Obligation to Advise Client of Market Value



(Originally Case #2-2. Revised and transferred to Article 7 as Case #7-20 May, 1988. Transferred to Article 1 November, 1994.)

REALTOR® A listed Client B's house at \$136,000. The house was sold to Buyer C, who met Client B at a cocktail party a month later and told him that he had just been offered \$148,000 for the house but declined the offer feeling that if he decided to sell, he could do considerably better.

On the basis of this information, Client B charged REALTOR® A with unethical conduct in not having advised him as to fair market value and pointing out that the offering price was considerably below market value. The Board's Grievance Committee referred the complaint to the Professional Standards Committee for hearing.

The Hearing Panel reviewed the facts. At the time the listing contract was signed, REALTOR® A advised his client that he had not recently been active in the part of the city where the house was located and that before fixing the price definitely it might be well to have an appraisal made, but the client declined saying that he felt \$136,000 was a fair price.

REALTOR® A's defense was that he had indicated the desirability of an appraisal to determine a fair asking price; that he had indicated he was not active in the neighborhood where the home was located; and that while he had a feeling that the client might be placing a low price on his property, he felt his professional obligation to the client was discharged when he suggested having an appraisal made.

It was the finding of the Hearing Panel that REALTOR® A's defense was valid and that he was not in violation of Article 1.

Remember to Sign Up for Text Alerts

Lawmakers are still considering a proposed new

DON'T Wish to Renew:

- Please reply to this email to advise MFCAR
- Please remember to notify the Smart MLS by emailing them at membership@smartmls.com
- Your office will need to terminate holding your license with the DCP.

Staying in Real Estate RENEW ASAP:

If you don't recall seeing an email from the DCP in early April with your renewal information please search your junk/spam, inbox and deleted items for an email with the information below. This email contains your Fast Track renewal credentials.

The DCP sent the email from:
Department of Consumer Protection
<donotreplylicense2@ct.gov>

With the Subject: **CT REAL ESTATE
SALESPERSON RENEWAL NOTICE FOR YOUR
NAME #RES.0000000**

Reply-To: Department of Consumer Protection
DCP1_DO_NOT_REPLY@ct.gov

If you can't locate the email and DON'T know your login credentials, please email the DCP @ dcp.online@ct.gov and ask them to provide you with your Online User ID & Password for renewal.

If you have your online credentials **PROMPTLY** renew here: <https://www.elicense.ct.gov>

- After you log in, click on "Renewal" under Online Services.
- If needed, detailed step-by-step online renewal instructions are available on our website at <https://portal.ct.gov/DCP/License-Services-Division/License-Division/To-Renew-Online>
- Questions or issues with accessing your account can be emailed to dcp.online@ct.gov

PER THE DCP - NEW THIS YEAR: All renewed Real Estate Salesperson license certificates will be EMAILED to the licensee. A hard copy of the

buyers conveyance tax. [Listen](#) to how and why this issue matters. CTR will alert you when additional action is needed. If you haven't already, register for the CTR Text Alert System at crealtors.com/text.



Complaint Process

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.

<https://mfcар.com/complaint-processes/>

Carol Heins
Associate Executive
MFCAR
203-227-4418
carolheins@mfcар.com

certificate will NOT be mailed.

MFCAR PRINCIPLES & PRACTICES ZOOM CLASSES STARTING JULY 12th.

Do you know anyone looking to take a Principles & Practices Class?

Our ZOOM Principles & Practices class will start on July 12th. Classes will be held Mondays & Wednesdays from 9:00 AM - 12:00 PM and will be instructed by longtime MFCAR member, Paul Thury.

Please have your interested friends and family email us at mfcар@mfcар.com to request class information.

Licensing & Continuing Education Information

State of CT Continuing Education Requirements for Salespersons and Brokers

Every two years, the CT DCP's Real Estate Commission requires licensees to complete a minimum of 12 hours of continuing education (CE). **Continuing Education is due on the even-numbered renewal years** and must be completed PRIOR to renewing your license in all even-numbered years.

For 2022: The State of CT DCP has announced that a 100% audit will be performed on all Salespersons and Brokers licensed in CT to determine that all licensees have completed and satisfied their requirements.

To meet CT & NAR's requirements MFCAR recommends you take:

Mandatory for CT - **Must be taken Live Virtual or in Person Only.**

- CT Real Estate Law for Brokers & Salespersons
- Understanding and Preventing Racial Bias in Real Estate

Mandatory for NAR - Can be taken, Live, Live Virtual or online.

- Code of Ethics

One Elective of your choice - Can be taken, Live, Live Virtual or online.

MFCAR Zoom Classes are live virtual and limited to 25 people per class. **Students are required to login 15 minutes prior to the start of class for ID verification by showing the instructor or board class auditor their valid driver's license, passport or photo ID.** Students must join the virtual class via computer, laptop or iPad/tablet with a working camera and microphone. All students must be onscreen throughout the entire class in order to receive CE credit. The DCP Real Estate Commission may audit our Live virtual classes. Late arrivals will not be admitted to the class and will not be given a credit to transfer to another class. Refunds or credits will not be issued to No-Shows.

MFCAR Members: Online registration preferred. Online Registration uses the same system to pay your MFCAR dues online. **Login = NRDS# Password = Last name** (only first letter is capitalized i.e., Smith) Don't know your NRDS # [Look up your NRDS # Here](#). Fax credit card registrations to 203-226-7390 or Email to mfcар@mfcар.com. Questions email mfcар@mfcар.com or call 203-227-4418.

[Printable Class Schedule](#)

We will email you a link to the ZOOM CE class 30 minutes prior to the class.

June MANDATORY CE Classes
CT Real Estate Law for Brokers and Salespersons

Tuesday, June 22nd - **CLASS IS FULL**
9:30 AM - 12:30 PM

Instructed by : Terry Hastings

[Click to Register](#)

July MANDATORY CE Classes
Understanding and Preventing Bias in Real Estate

The course will provide you with the racial history of what has taken place within the real estate industry - with insights into where we have been, where we are now and the work we have yet to accomplish. **CT REALTORS® owns this course and does not consent to any video or audio taping of any portion of the course materials. Violators may be fined up to \$10,000.00.**

**UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS**

WEDNESDAY, JULY 7th - **2 SPOTS LEFT**
9:30 AM – 12:30 PM

Instructed by: Kim-Marie Mullin

[Click to Register](#)

**UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS**

WEDNESDAY, JULY 14th
9:30 AM – 12:30 PM

Instructed by: Paul Thury

[Click to Register](#)

**UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS**

WEDNESDAY, JULY 21st
9:30 AM – 12:30 PM

Instructed by: Kim-Marie Mullin

[Click to Register](#)

**UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS**

WEDNESDAY, JULY 28th
9:30 AM – 12:30 PM

Instructed by: Paul Thury

[Click to Register](#)

NEWLY SCHEDULED AUGUST & SEPTEMBER ZOOM CE CLASSES

**CT REAL ESTATE LAW FOR BROKERS
AND SALESPERSONS CE CLASS**

WEDNESDAY, AUGUST 4
9:30 am – 12:30 pm

Instructed by: Kim-Marie Mullin

[Click to Register](#)

CODE OF ETHICS CE CLASS

WEDNESDAY, AUGUST 18
9:30 am – 12:30 pm

Instructed by: Kim-Marie Mullin

[Click to Register](#)

**CT REAL ESTATE LAW FOR BROKERS
AND SALESPERSONS CE CLASS**

**WEDNESDAY, AUGUST 25
9:30 am – 12:30 pm
Instructed by: Kim-Marie Mullin**

Click to Register

CODE OF ETHICS CE CLASS

**WEDNESDAY, SEPTEMBER 1
9:30 am – 12:30 pm**

Instructed by: Kim-Marie Mullin

Click to Register

**UNDERSTANDING AND PREVENTING BIAS
IN REAL ESTATE CE CLASS**

**WEDNESDAY, SEPTEMBER 8
9:30 am – 12:30 pm**

Instructed by: Kim-Marie Mullin

Click to Register

**CT REAL ESTATE LAW FOR BROKERS
AND SALESPERSONS CE CLASS**

**WEDNESDAY, SEPTEMBER 15
9:30 am – 12:30 pm**

Instructed by: Kim-Marie Mullin

Click to Register

CODE OF ETHICS CE CLASS

**WEDNESDAY, SEPTEMBER 22
9:30 am – 12:30 pm**

Instructed by: Kim-Marie Mullin

Click to Register

**CT REAL ESTATE LAW FOR BROKERS
AND SALESPERSONS CE CLASS**

**WEDNESDAY, SEPTEMBER 29
9:30 am – 12:30 pm**

Instructed by: Kim-Marie Mullin

Click to Register

MFCAR COMMITTEE OPPORTUNITY

Join one of our committees and help us plan a fantastic 2021! Volunteers are needed for the following committees:

- *Affiliate*
- *Communications*
- *Education*
- *Giving Back*
- *Grassroots/Legislative/Political Affairs*
- *Grievance*
- *Membership*
- *Professional Standards*
- *Program/Hospitality*
- *RPAC (Political Fundraising)*
- *Social Media*
- *YPN (Young Professionals Network)*

If you are interested in serving on a committee, please [click here for our 2021 Committee Application](#). Please email Carol if you have questions, return completed forms to carolheins@mfcars.com or fax to 203-226-7390.

**2021 Raymond F. Gates, JR
Memorial Scholarship Recipients**

MID-FAIRFIELD COUNTY

Ian Nicholas is a 2021 graduate of New Canaan High School. He will attend Syracuse University in the fall majoring in Broadcast and Digital Journalism. His goal is to be a sports broadcaster on the national level. Ian was on the honor roll throughout high school. He is the Station Manager of his high school television station, served as Senior Class President, participated in the student coalition, theater program and volunteers with the Service Legion of Boys in New Canaan. Ian is the son of Janice Perna-Nicholas, a REALTOR® with Coldwell Banker Riverside in Westport.

Camryn Zukowski graduates from Staples High School this year. She plans to attend the University of New Hampshire Durham to pursue a Bachelor's degree in Nursing. Camryn is on the Golf Team at Staples and was named Student of the Month twice. She cares for her elderly Grandmother and looks forward to caring for others who are sick or in need of medical assistance during her nursing career. Camryn is the daughter of REALTOR® Heather Hendrickson with William Pitt Sotheby's in Westport.

IMPORTANT LINKS

[MFCAR Affiliate Members](#)
[Department of Consumer Protection](#)
[Connecticut License Verification](#)
[CTR Attorneys](#)
[Code of Ethics Cycles](#)
[Check Your Code of Ethics Status](#)
[NAR REALTOR® Membership Card](#)
[CTR REALTOR® Member Benefits](#)
[NAR REALTOR® Benefits Program](#)

[CTR Text Alerts](#)
[NAR Text Alerts](#)
[REALTOR® Party Mobile Alerts](#)
[RPAC](#)
[RPAC Invest](#)
[Documents/Forms/Links](#)
[MFCAR Website](#)
[MFCAR Complaint Process](#)
[Emeritus Status Application Process](#)
[2022 CE Requirements](#)

