

AUGUST

22 – 24: NAR Leadership Meetings
(AE/President-Elect-Elect)

25 - [CT REAL ESTATE LAW FOR BROKERS & SALESPERSONS CE CLASS](#)

9:30 AM - 12:30 PM - **ZOOM**

SEPTEMBER

1 - [CODE OF ETHICS CLASS](#)

9:30 AM - 12:30 PM - **ZOOM**

8 - [UNDERSTANDING & PREVENTING BIAS CLASS](#)

9:30 AM - 12:30 PM - **ZOOM**

10 - Code of Ethics Hearing Appeal with
Board of Directors
10:00 AM

13 - CTR Class for PSCS Training

9:00 AM – 12:00 PM - **ZOOM**

14 - CTR REALTORS® Picnic – Hammonasset
Beach State Park
11:00 AM – 2:00 PM

15 - [CONNECTICUT REAL ESTATE LAW](#)

9:30 AM - 12:30 PM - **ZOOM**

17 - Board of Directors Meeting

10:00 AM - **ZOOM**

22 - [CODE OF ETHICS](#)

9:30 AM - 12:30 PM - **ZOOM**

28 - [REAL ESTATE SAFETY MATTERS](#)

9:30 AM - 12:30 PM - **ZOOM**

29 - [CONNECTICUT REAL ESTATE LAW FOR BROKERS & SALESPERSONS](#)

9:30 AM - 12:30 PM - **ZOOM**

See below for additional CE Classes.

President's Update



Dear MFCAR Members,

Happy & Healthy August – hope you and your family have had the opportunity to take a vacation. REALTORS® know it is the best way to get business – the phone always rings when you go out of town!

MFCAR is offering Principles & Practices of Real Estate Pre-Licensing Course online with instructor Paul Thury, beginning on September 8th through November 15th and final exam on November 22nd. If you know of anyone interested in taking the class, please call the MFCAR office for more information.

Thank you to our AE Carol and our wonderful support staff, Danielle and Anissa for all of their hard work every day for our members.

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



The CT REALTORS® Care Foundation is holding its 6th annual “Dog Days of Summer” campaign.

This year's campaign will benefit two local area rescues: **Pet Animal Welfare Society (PAWS)** in Norwalk and **New Fairfield/Sherman Animal Welfare Society (NFSAW)** who will split half of the donations received.

The other half of donations received will be used to purchase **pet oxygen masks** that

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

FAST STATS

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

Carol's News

CTR is offering a Professional Standards Seminar



If you would like to be begin the process of obtaining your PSCS designation (Professional Standards Certification Specialist) CTR is offering this overview class on September 13th from 9:00 – 12:00 p.m. The class is approved for 3 elective hours of CE and meets the requirements for the NAR Code of Ethics training.

In order to get the CE credit members must attend the entire time. NO EXCEPTIONS. There is no charge for the class. This is a zoom class. Taking this class would enable you to be part of our Grievance Committee.

If you are interested, please contact me through my email carolheins@mfcar.com or at the office (203) 227-4418 and I will register you for the class.

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://mfcar.com/complaint-processes/>

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

Remember to Sign Up for Text Alerts

Lawmakers are still considering a proposed new 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



will be donated to fire departments across the State. These pet-saving masks come in sets of 3 with different sizes to fit any pet in need.

Donations will be accepted through the end of August - feel free to share on your social media, too!

Pets truly make a house a home, so please helps us make sure our furry friends in need have a place to call home **and** stay safe at home. You can get more info and make your online donation [here](#).



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

Let them know our
Zoom Principles & Practices
classes will be held:

Mondays & Wednesdays
From: 9:00 AM – 12:00 PM

September 8, 13, 15, 20, 22, 27, 29
October 4, 6, 11, 13, 18, 20, 25, 27
November 1, 3, 8, 10, 15
Final Exam November 22

Classes will be instructed by longtime MFCAR member, Paul Thury.

[Click here](#) for the class flyer/registration form. Return completed registration forms to mfcar@mfcar.com.

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@mfcara.com or fax to 203-226-7390.

ETHICS CORNER

Case #3-10: Disclose Accepted Offers with Unresolved Contingencies (Adopted May, 2004. Revised May, 2017.)

REALTOR® A listed Seller S's house and entered the listing in the MLS. Within a matter of days, REALTOR® X procured a full price offer from Buyer B. The offer specified that Buyer B's offer was contingent on the sale of Buyer B's current home. Seller S, anxious to sell, accepted Buyer B's offer but instructed REALTOR® A to continue marketing the property in hope that an offer that was not contingent on the sale of an existing home would be made.

A week later, REALTOR® Q, another cooperating broker working with an out-of-state transferee on a company-paid visit, contacted REALTOR® A to arrange a showing of Seller S's house for Buyer T. REALTOR® A contacted Seller S to advise him of the showing and then called REALTOR® Q to confirm that he and Buyer T could visit the property that evening. REALTOR® A said nothing about the previously-accepted purchase offer.

REALTOR® Q showed the property to Buyer T that evening and Buyer T signed a purchase offer for the full listed price. REALTOR® Q sent the purchase offer to REALTOR® A.

REALTOR® A informed Seller S about this second offer. At Seller S's instruction, Buyer B was informed of the second offer, and Buyer B waived the contingency in his purchase offer. REALTOR® A then informed REALTOR® Q that Seller S and Buyer B intended to close on their contract and the property was not available for purchase by Buyer T.

REALTOR® Q, believing that REALTOR® A's failure to disclose the existence of the accepted offer between Seller S and Buyer B at the time REALTOR® Q contacted REALTOR® A was in violation of Article 3 of the Code of Ethics, as interpreted by Standard of Practice 3-6, filed an ethics complaint with the association of REALTORS®.

At the hearing called to consider the complaint, REALTOR® A defended his actions noting that while Buyer B's offer had been accepted by Seller S, it had been contingent on the sale of Buyer B's current home. It was possible that Buyer B, if faced with a second offer, could have elected to withdraw from the contract. REALTOR® A argued that continuing to market the property and not making other brokers aware that the property was under contract promoted his client's best interests by continuing to attract potential buyers.

The Hearing Panel disagreed with REALTOR® A's justification, pointing to the specific wording of Standard of Practice 3-6 which requires disclosure of accepted offers, including those with unresolved contingencies. REALTOR® A was found in violation of Article 3.

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.**
- 1. CT Real Estate Law for Brokers & Salespersons
- 2. Understanding and Preventing Racial Bias in Real Estate
- One Elective of your choice - Can be taken, Live, Live Virtual or online.
- Mandatory for NAR - Can be taken, Live, Live Virtual or online.
- 1. Code of Ethics

MFCAR Zoom Classes are live virtual and have limited enrollment per class. Registrants should join the virtual class via computer, laptop or iPad/tablet with a working camera and microphone. They should log into the class by 9:20 in case they run into technical issues, it will give them time to resolve them. All registrants will be placed in a waiting room until the instructor is ready to start the class.

FOR THE ENTIRE CLASS DURATION STUDENTS MUST APPEAR:

- **LIVE ON-SCREEN - PAYING ATTENTION TO THE INSTRUCTOR**
- **PLEASE BE AWAKE & ALERT**
- **YOU MUST LOOK INTO THE CAMERA - WE NEED TO SEE YOUR FACE NOT THE TOP OF YOUR HEAD**
- **NOT DRIVING IN THE CAR**

FAILURE TO DO SO WILL RESULT IN BEING DROPPED FROM THE CLASS WITHOUT CE CREDIT OR CLASS CREDIT.

The class link will be emailed to all registrants the day before class to the email used during registration. **If you have multiple email accounts please check them all for the link.** Please check your junk/spam folder if you can't find it. Additionally, the link will be sent out again around 9:00 AM the morning of the class. If you have trouble accessing the class, please call 203-227-4418 for assistance.

At time of registration email us a picture of the front of your driver's license for identification verification. Email to mfcар@mfcар.com. CE Certificates will not be emailed out until a picture of your driver's license is received.

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.

AUGUST - OCTOBER ZOOM CE CLASSES

IMPORTANT NOTE ABOUT ETHICS

Before you register for an Ethics class please [Click here](#) to check your Ethics status with NAR to see if you still need to fulfill Ethics for Cycle 6 which runs from January 1, 2019 to December 31, 2021 or if you should wait until after January 1, 2022 for Cycle 7, which will run until December 31, 2024

Additionally, you can give us a call @ 203-227-4418 and we can let you know the last ethics cycle we have on record for you.

To date, we have 392 members missing a Cycle 6 Ethics class in their NAR record. We will be emailing these members today, requesting they email us their Ethics

Certificate for a class taken between January 1, 2019 - today.

Those without a class during that time frame should sign up for one of our Ethics classes below or a class prior to December 31, 2021, to fulfill this requirement.

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**

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.**

**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

ELECTIVE CE CLASSES

REAL ESTATE SAFETY MATTERS

PRINCIPLES OF SURVEYING

TUESDAY, SEPTEMBER 28
9:30 am – 12:30 pm

Instructed by: Kim-Marie Mullin

Click to
Register

WEDNESDAY, OCTOBER 6
9:30 am - 12:30 pm

Instructed by: Daniel Laferriere, P.L.S.

Click to
Register

SMART AGENTS SMART CLIENTS

THURSDAY, OCTOBER 7
9:30 AM - 12:30 PM

Instructed by: Brian Backman

Click to
Register

HOMESNAP

THURSDAY, OCTOBER 14
9:30 AM - 12:30 PM

Instructed by: Brian Backman

Click to
Register

**Looking to take your Ethics or
Elective class online?**

**Purchase with the MFCAR CE
Shop on August 25th to save
40%.**

**Use Code BREATHE @
Checkout**



mid-fairfield county association

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**Your REALTORS® Commitment to Excellence (C2EX)
journey has begun!**

Did you know that completing your C2EX endorsement before
December 31, 2021 fulfills NAR's Code of Ethics training requirement for
the current cycle?

Keep the momentum going, at no additional cost, by completing the
Client Services Competency—It's as easy as 1, 2, 3...

1. Log in to C2EX.realtor and start with the Client Service Assessment,
found under the "Learning" tab in the top right corner of your screen on
desktop/laptop. On mobile, the "Learning" tab is available on the bottom

of your screen.

2. Complete your customized Client Services Learning path. Based on the results of your Assessment, you may qualify to test out of certain courses. "Learning" path is in the same place where you completed the Assessment.

3. Complete the assigned Client Service Tasks listed under the "Tasks" tab on the top right corner of your screen on desktop/laptop. On mobile, the "Tasks" tab is available on the bottom of your screen. Filter by type, and select "C2EX Required," then filter by competency, and select "Client Service."



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](#)

[MFCAR FALL PRINCIPLES & PRACTICES CLASS](#)

[Coastal Property Owner Brochure](#)

[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](#)

