



## **SEPTEMBER 2021 Newsletter**

There's still time to participate in our [FOOD DRIVE](#) & [FUNDRAISER](#) for Person to Person. Our collection is to support **Hunger Action Month** which runs the month of September.

Unfortunately, to date our member food donations have been sparse with only a couple of donations dropped off. Our staff & members have donated \$508.00 to date. Please remember your donations assist your neighbors, family and friends in the towns of Stamford, Norwalk, Darien, New Canaan, Weston, Westport and Wilton.

Food donation drop off is accepted Monday - Friday from 9:30 AM to 3:30 PM. Pull in front circle @ MFCAR, give us a call at 203-227-4418 we will come out to assist in gathering your donations.



### **SEPTEMBER**

1 - 30 - **Person to Person** [SEPTEMBER FOOD DRIVE](#) & [FUNDRAISER](#) for Hunger Action Month

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**

### **OCTOBER**

1 - Program Committee Meeting @ 9:00 AM

6 - [ZOOM General Membership Meeting - Legislative Panel](#) @ 10:00 AM

20 - [ZOOM Lunch & Learn - Data Security & Cyber Safety NAR Video - Are you an Easy Target?](#) @ 11:30 AM

### **NOVEMBER**

3 - [ZOOM Lunch & Learn - NAR video titled](#)

### **President's Update**



Dear MFCAR Members,

September is REALTOR® Safety Month – please use sound judgement when showing properties and follow pandemic safety protocols by wearing a mask and maintaining social distancing.

[Message From 2021 NAR President Charlie Oppler on Pandemic Safety](#)

[56 Safety Tips for REALTORS®](#)

MFCAR is sponsoring a Food Drive this month to benefit Person to Person. Please consider dropping off non-perishables at the office or making a monetary donation from Team MFCAR with your name - [Click here to Donate](#)

Remember to use [#mfcarmovingtogether](#) for all of your social media postings and show your commitment to being a local Realtor in our area

17 - [ZOOM General Membership Meeting - Implicit Bias - Understanding Gender Identity and Pronoun Training](#) - Presented by Kim-Marie Mullin @ 10:00 AM

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## **Spotlight Event**

### **Legislative Panel Q & A ZOOM General Membership Meeting**

**October 6 @ 10:00 AM**

**List of invitees and their district(s):**

- Senator Bob Duff – Norwalk
  - Representative Terrie Wood – Norwalk
  - Representative Stephanie Thomas - Norwalk, Westport and Wilton
  - Representative Tom O’Dea – Wilton
  - Senator Will Haskell - Westport, Weston and Wilton
  - Senator Tony Hwang - Westport and Weston
- &
- James Heckman - Connecticut REALTORS®

Have specific questions you'd like to ask? Send your questions to Cynthia Dul at [cynthiadul@bhhsne.com](mailto:cynthiadul@bhhsne.com) by close of business on September 30th.

**CLICK TO REGISTER**

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

#### **FAST STATS**

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

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## **Carol's News**

– whether it is a contribution to the community or helping clients.

**Nadine Tanen**  
2021 MFCAR President

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## **Ethics Corner**

### **Case #3-12: Confidentiality of Cooperating REALTOR®'s Participation**

(Adopted November, 2018.)

When Client A listed his home for sale with REALTOR® B, he explained that he wanted the sale handled without advertising and without attracting any more attention than was absolutely necessary. He said he understood that he would have to have some contacts with prospective buyers and possibly with other REALTORS®, but that he did not want the property filed with the MLS, advertised, or in any way publicly announced as being on the market. He asked REALTOR® B to impress the same restrictions on any other REALTORS® who might become involved in the transaction.

REALTOR® B, having reason to think that REALTOR® C was in touch with prospective buyers to whom the property would appeal, approached REALTOR® C to invite his cooperation, and explained fully the client's instructions. REALTOR® B discussed the matter with no other REALTOR® and refrained from any kind of advertising of the property. But a few days later, REALTOR® B learned that REALTOR® D was discussing the property with prospective buyers, knew that REALTOR® C was working on it, knew the price at which the property had been listed, and other details about it.

On the basis of this information, REALTOR® B charged REALTOR® C with unethical conduct in a complaint to the Association of REALTORS®, alleging REALTOR® C had violated Article 3 by breaching the terms of the conditions of REALTOR® B's offer to cooperate.

The complaint was referred to the Association's Professional Standards Committee, a hearing was scheduled, and REALTOR® C was directed to answer the charge of unethical conduct in violation of Article 3.

At the hearing, REALTOR® B detailed the instructions of the client as a condition of REALTOR® B inviting his cooperation. REALTOR® C defended himself against the charge of violating Article 3 by saying that he had not discussed the property directly with REALTOR® D; and that his clients and REALTOR® D's clients were close friends. REALTOR® C's clients testified that they didn't know the seller was so secretive about the property, so didn't see the harm in mentioning it to REALTOR® D's clients as they knew the home would be a perfect fit for them. Further testimony from REALTOR® D confirmed that he had learned about the property from his clients, and not from REALTOR® C directly.

At the conclusion of the hearing, the panel agreed

## **Right Tools, Right Now!**



### **Right Tools, Right**

**Now** was created to support REALTORS® through difficult times, Right Tools, Right Now is now a permanent program! Each month, NAR will offer savings on select tools, products, and resources most beneficial for you and your business, and offer them for free or at a discounted price. Check in with Right Tools, Right Now each month to get your hands on the most helpful resources carefully vetted just for REALTORS® and REALTOR® Associations.



with REALTOR® B that Standard of Practice 3-1 allowed REALTORS®, acting as exclusive agents or brokers of sellers/landlords, to establish the terms and conditions of offers to cooperate. The panel also noted that REALTOR® C had not violated the terms and conditions of REALTOR® B's offer to cooperate; rather, it was his clients, who were not subject to confidentiality as a condition of the offer to cooperate, that had spoken to REALTOR® D's clients about the home. The panel, therefore, did not find REALTOR® C in violation of Article 3.

### **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 the CTR Text Alert System at [ctrealtors.com/text](http://ctrealtors.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](mailto:carolheins@mfcар.com)



### **USED KEYBOX ALERT**

**Do you need keyboxes? We have some used keyboxes available. Used keyboxes must be paid for by cash or check, keybox prices are set and paid to the seller.**

**Call MFCAR at 203-227-4418 to check availability prior to coming to the office.**

SEPTEMBER IS  
**HUNGER  
ACTION  
MONTH**



# FOOD DRIVE

September is Hunger Action Month. Help us fill Person-to-Person's food pantries & fight hunger in our community.

**DROP OFF @ MFCAR**

**MONDAY - FRIDAY, 9:30 AM - 3:30 PM**  
**MONTH OF SEPTEMBER**

**MID-FAIRFIELD COUNTY ASSOCIATION OF  
REALTORS (MFCAR)**  
**19 IMPERIAL AVENUE, WESTPORT, CT**

## MOST NEEDED ITEMS

- Hearty Soups
- Cereal & Oatmeal
- Pancake Mix
- Peanut Butter & Jelly
- Canned Fruits & Veggies
- Dried & Canned Beans
- Pasta & Sauce
- Protein/Granola Bars
- Shelf-stable Milk

HOSTED BY



TO BENEFIT



PERSON-TO-PERSON

*Thank  
You!*

**If you'd prefer to make a monetary donation click the button below.**

**CLICK TO DONATE**

## 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](mailto: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 [tomfcар@mfcар.com](mailto:tomfcар@mfcар.com). Questions email [mfcар@mfcар.com](mailto: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.**

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## **SEPTEMBER - OCTOBER ZOOM CE CLASSES**

**FYI - Look for an updated class schedule in the next week or so with new class dates through the rest of the year.**

### **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](#)

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## **ELECTIVE CE CLASSES**

### **REAL ESTATE SAFETY MATTERS**

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

Instructed by: Kim-Marie Mullin

Click to  
Register

### **PRINCIPLES OF SURVEYING**

**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

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## **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@mfc.com](mailto:carolheins@mfc.com) or fax to 203-226-7390.

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## **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](#)

[Person To Person](#)

[Food Recovery Network](#)

[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](#)

