



MFCAR MARCH UPDATE

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MFCAR 2023 DUES REMINDER

Dues invoices were emailed from Anissa@mfcar.com in early December. We have 75 members who have not paid their dues. **DUES MUST BE PAID BY 3/21 OR IT WILL NEGATIVELY IMPACT YOUR OFFICE.** Give us a call at 203-227-4418 to process your payment by phone or follow the instructions on the emails to process your payment online.

Dear MFCAR Members:

Welcome to the Spring market!! Best wishes for improved inventory and declining interest rates.

This is your board; we need you to be involved. Join a committee, attend our functions, participate in our continuing education programs and Giving Back events. Everyone's participation will continue to let MFCAR thrive. [Click here](#) to view our 2023 Committee form, reach out to the Board office for additional information on joining a committee.



MARK YOUR CALENDARS!! April 19, 2023 10am, Our MFCAR April General membership meeting will include National Association of REALTORS® Chief Economist, Lawrence Yun. His discussions are always informative of significant issues in the real estate market.

We look forward to seeing you at future events and meetings. Stay tuned for our spring get together event. We would appreciate your ideas on future meeting topics and "fun" networking events.

Did you know that the MFCAR office can help you buy or sell used SUPRA Key boxes? Contact the MFCAR office for details.

Do you know anyone who wants to become a REALTOR®? MFCAR will be offering Principles and Practices Real Estate training to acquire your salesperson's license, which will start in the late spring.

If you haven't already done so, explore the new SmartMLS CONNECT. It is very user friendly. It will be replacing the Matrix system. Reach out to SmartMLS for available training.

Thank you for your continued support of the Mid-Fairfield Board of REALTORS®

Best,
Ken

Congratulations to MFCAR Member Ellen Garcia for being CTR's Day 6 Winner in the CTR 15 Days of Prizes Giveaway! Ellen gets a \$50 Netflix gift card!

All CTR members who have opted-in to receive CTR text alerts are eligible to win. If you haven't already, opt-in today at ctrealtors.com/text; to see the calendar of prizes go to ctrealtors.com/15prizes



**15 DAYS OF PRIZES
Day 6 Winner**

Ellen Garcia
Mid-Fairfield County Association



Congratulations and Thank You!

GATES SCHOLARSHIP - APPLICATIONS NOW AVAILABLE

2023 Raymond F. Gates, Jr. Memorial Scholarship applications are now available. The application deadline is Monday, April 10.

NEW this year:

- Accredited **Vocational-Technical** school students are now eligible.
- Applicants with a 3.3 GPA or higher must apply for the Academic Excellence category and those below 3.3 (but minimum of 2.0) must apply for the Scholastic Achievement category.

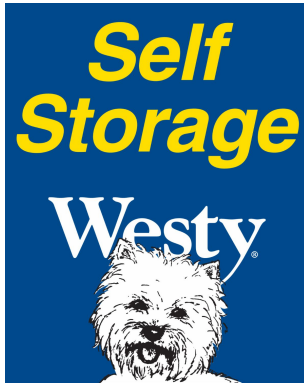


If you have a child/stepchild who is a high school senior or full-time college/vocational-technical/graduate student with at least 1 remaining term left to complete and you meet the membership requirements - they are eligible to apply. A few other important things to note:

- Grandchildren are **not** eligible to apply unless the legal ward of the grandparents (documentation required).
- When creating an account in the online application system, it must be in the name of the STUDENT, not the parent.
- If you have previously created an online account, you do not need to create a new one. You can use your existing account to apply again this year, just be sure to check that the email on the account is up to date.

- 2023 membership dues must be paid in full no later than 3/1/23 to be eligible.

[Click here](#) for further information and to access the online application system.



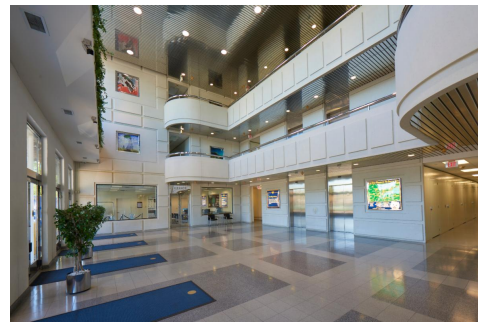
WESTY SELF STORAGE OFFERS SPECIAL FOR NON-PROFITS 50% OFF MONTHLY RENT

Westy is dedicated to serving the non-profit communities of Wilton, Norwalk, Westport, Weston and the surrounding areas. We value all the noble work non-profits do for others and in turn, we want to assist them. **Westy is offering non-profit organizations 50% off their monthly rent for any size storage room for up to 2 years.**

For over 30 years, the 14 Westy Storage Centers have been providing storage space for non-profits ranging from municipalities, to hospitals, to schools and everything in between. Add your organization to their growing list.

Stop by Westy at 65 Danbury Road, Wilton, one mile north of the DMV, take a tour and discuss your storage needs with one of our storage experts.

Sincerely,
Liz, Lindi & Jessica
The Wilton Team



Water: Would We Be “Well” Without It?

Have you tested your well water lately to ensure it is safe to drink? In Connecticut, we are incredibly fortunate to have ready access to well water, however, homeowners are responsible for testing it. As stated by the Department of Public Health, “testing is the only way to know your water is safe to drink, and/or if there are nuisance contaminants present for which you may want to treat.” And water quality can and does change over time based on a variety of conditions.



If you live in a community that provides municipal services, you really don't have to do much. You can obtain water testing results from your local water company.

When you live in a home served by a private well, one may assume the water is good. But when did you last test it? I suspect that very question is behind a new piece of Connecticut Legislation created to increase awareness of well water testing recommendations and frequency.

Connecticut's Environmental Health and Drinking Water Branch has passed new legislation that details the changes to private well testing laws in Connecticut, known as "EHDW Circular Letter #2022-60" effective October 1, 2022.

The document:

- The law now requires educational materials to be offered on private well testing to prospective buyers and/or tenants by real estate licensees and/or homeowners. This will affect home buyers, sellers, and renters.
- Addresses expanding required testing of newly constructed wells to include Arsenic, Uranium, and Lead, which were not previously State Testing Requirements. This will affect builders and owners of newly constructed private wells.
- Discusses requirements for testing laboratory reporting, which does not directly affect homeowners.

You can view the new Connecticut Well Water Testing Requirements [HERE](#).

As stated by the Department of Public Health, "testing is the only way to know your water is safe to drink, and/or if there are nuisance contaminants present for which you may want to treat." And water quality can and does change over time based on a variety of conditions.

If you need assistance in determining the type of testing you need for your home, we can provide the guidance and schedule the testing you need – today!

MARCH WELLNESS PROMOTION

Up to \$100 off Inspection Services

\$25 Savings on a Home Inspection
\$25 Savings on Basic Profile Well Water
\$50 Savings on a Mold Assessment

[Code: MarchWell23](#)

Offer Valid through March 31, 2023. Please provide the promotional code at the time of scheduling. It cannot be combined with other discounts and no post-service reimbursements.

Used Keyboxes for Sale

We have 28 used Keyboxes for sale at the MFCAR Board Office. The keyboxes are priced at \$70.00 each. Payment is made directly to the seller by Cash, Check or in some cases payment can be made by Venmo or Zelle. If you need keyboxes and want to save \$38.00 a keybox instead of paying the SmartMLS \$108.00 give us a call at 203-227-4418.



Additionally, if you have extra Keyboxes you'd like us to sell for you bring them to

us with a list of serial numbers, your name, cell, email, amount you want to charge and payment preference. If you accept Venmo or Zelle payments you'll need to provide us your scan code or payment information.

Please note the seller pays MFCAR a \$10.00 fee payable by cash or check for each keybox we sell.

IMPORTANT INFORMATION ON YOUR 2024 CE REQUIREMENTS & DUE DATE

As you know your Continuing Education (CE) is due on even-numbered renewal years and as of this renewal all CE Classes MUST BE COMPLETED 90 DAYS PRIOR TO RENEWING YOUR LICENSE.

- **THE CONNECTICUT DCP HAS ONE MANDATORY CE CLASS FOR THIS RENEWAL which is CT REAL ESTATE AGENCY LAW. In addition you will need to take Nine hours of real estate elective courses.**
- **AS ALWAYS NAR MANDATES ALL REALTORS® MUST TAKE CODE OF ETHICS EVERY 3 YEARS. If you take Code of Ethics it would count as one of your 3 hour elective classes. We are currently in Cycle 7 which runs from 1/1/2022 - 12/31/2024. Login to NAR to check your Code of Ethics Status or give us a call at 203-227-4418 to inquire if you should take Code of Ethics for this CE Cycle.**
- **Alternatively, licensees may opt to pass the 40-question Connecticut CE Examination during the CE cycle. Contact PSI Examination Services (the testing company) directly: 1-800-733-9267. **NOTE:** When calling PSI to schedule, be sure to specify that you want the "40 Question" exam in order to renew your CT license.**

Salespersons: 12 hours of CE credits must be completed by MARCH 1st, 2024, which is 90 days prior to license expiration date . Salespersons licenses expire annually on May 31st.

Brokers: 12 hours of CE credits must be completed by September 1st, 2024 which is 90 days prior to your new license expiration date of November 30th.

CT REALTORS® Handling Statewide Professional Standards Administration

MFCAR has signed on with the new CT REALTORS® (CTR) Statewide Professional Standards program. You can learn more about timely options for resolving disputes, or how to file an ethics or arbitration complaint by going to <http://ctrealtors.com/complaints>.

There is also a Statewide Citation Policy where Respondents have the option to pay a fine and go to education in lieu of a hearing for certain ethics violations. If you have any questions, email prostandards@ctrealtors.com.

IMPORTANT LINKS

[MFCAR AFFILIATE](#)

[FAST STATS](#)

[MILL RATES](#)

ROSTER		
Connecticut License Verification	Real Estate Continuing Education	Code of Ethics Cycles
Check Your Code of Ethics Status	Department of Consumer Protection	MFCAR WEBSITE Documents Forms & Links

CTR Membership Benefits	Sign up for CTR Text Alerts	Forewarn
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NAR REALTOR® Benefits Program	NAR REALTOR® Membership Card	Sign up for NAR Text Alerts
REALTOR® Party Mobile Alerts	RPAC	Open House Tour Schedule
Pay MFCAR Dues	Coastal Property Owner Brochure	Emeritus Status Application Process

Donate to Person To Person	Donate to Malta House	Donate to Food Recovery Network
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Mid-Fairfield County Association of REALTORS® | 19 Imperial Avenue, Westport, CT 06880

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