



MFCAR DECEMBER News & Updates



[FAST STATS](#)

[MILL RATES](#)

[OPEN HOUSE
SCHEDULE](#)

[CHECK YOUR
CODE OF ETHICS
STATUS](#)

[MFCAR AFFILIATE
ROSTER](#)

Upcoming Events:

Keep an eye out for information on a January Cocktail Party/Installation of Officers and Directors.

Mark your calendar & register for Bradford Tax Solutions "Tax-Reduction Strategies" - Zoom Seminar. Wednesday, February 5, 2025 - 10:00 AM - 12:30 PM - [CLICK TO REGISTER](#)

TURN TAX DOLLARS BACK INTO YOUR DOLLARS & KEEP MORE OF YOUR MONEY!

TAX REDUCTION STRATEGIES FOR THE REAL ESTATE PROFESSIONAL

SPONSORED BY **RSVP TODAY!**

MID-FAIRFIELD COUNTY ASSOCIATION OF REALTORS®

WEDNESDAY, FEBRUARY 5, 2025
10:00 AM-12:30 PM, EST

HERE IS JUST SOME OF WHAT YOU'LL LEARN:

- **HOW TO POWER BOOST** your **BUSINESS** deductions! Best business practices to optimize tax benefits and understand your **Ethics** Status as a **Real Estate Professional**
- **CHANGES** to your vehicle deductions. Choosing the **RIGHT** method! Short-term vs long-term. **PLUS** adding **vehicle AND HOV2**
- **HOW TO** deduct all your **FAMILY'S** **MEDICAL** EXPENSES - even dental & Long-Term Care too - as a **Real Estate BUSINESS** expense!
- **UNDERSTAND** your tax professional's role and how to partner with them effectively to reduce your tax liability. (Bookkeeping vs Accounting)
- **HOW TO** optimize the **NEW** and **IMPROVED** food and beverage deductions. **PLUS**, the correct documentation requirements - simplified!

After this class, you will have what you need to qualify for more and bigger deductions AND increase your spendable income now!

BRADFORD TAX SOLUTIONS

IMPORTANT ANNOUNCEMENTS:

Check Your Code of Ethics Training Requirement Status

Members must take COE every 3 years - Deadline is 12/31/2024

If your name is on [THIS LIST](#) you need to email your Code of Ethics Certificate to us for a class taken between 1/1/2022 - 12/31/2024 by 12/31/2024 to avoid being suspended in the New Year. Email your certificate to mfcар@mfcар.com

If you need to take a COE class, you may take the free online existing member class through [NAR](#) or through another online provider.

[Read NAR's consequences](#) for failing to complete Code of Ethics training.



Mandatory CTR Antitrust Education Requirement

Must complete by January 15, 2025

All CT REALTORS® members must watch [CTR's short antitrust education video](#) by **January 15, 2025** in order to renew their membership, as required under CTR bylaws. Watch the short antitrust compliance video and review the antitrust FAQs by going to ctrealtors.com/antitrust. You will be required to log in to access the site. If you have trouble logging in please email D.F. Pendry @ df@ctrealtors.com for assistance.

[Click Here](#) to see if you've already completed this year's Antitrust Compliance Training.

Now more than ever it's important to understand and comply with federal and state antitrust laws. CTR's Board of Directors authorized a required annual antitrust compliance video viewing to ensure you are reminded of antitrust laws. This year, there is added information specific to the intersection of the recent NAR settlement agreement with antitrust issues.

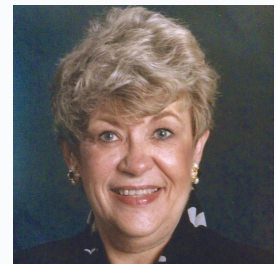
Member Updates Need to be relayed to MFCAR

Dear Brokers, Managers, & Members:

Please remember to email MFCAR@MFCAR.com for any member changes i.e., going into referral, switching offices or leaving the business. If the office doesn't advise us, we have no way of knowing and our data for your office is outdated. This is especially important now that the 2025 dues invoices were emailed out in early December.

Members if you are going into referral, switching offices or leaving the business please email us or reply to your dues invoice email so we can update our records.

Carol's News



MFCAR'S 2025 SLATE OF OFFICERS AND DIRECTORS

PRESIDENT:	Paul Thury/Berkshire Hathaway - Westport
PRESIDENT/ELECT:	Peter Hastings/Hastings Real Estate - Wilton
TREASURER:	Jon Polayes/Higgins Group - Westport
SECRETARY:	Donna Karnes/Century 21 AllPoints - Stratford

PAST/PRESIDENT: Annette Fiorenza/Higgins Group - Westport

ONE YEAR DIRECTORS:

**Theresa Roth/Compass CT LLC – Westport
Mindy Wolkstein/William Raveis - Westport
Julie Walsh/Coldwell Banker/Westport**

TWO YEAR DIRECTORS:

**Amy Vaupel/Coldwell Banker – Ridgefield
Priscilla Toumey/William Raveis – Westport
Michael Feldman/Century 21 AllPoints - Stamford**

THREE YEAR DIRECTORS:

**Antonio Stella/eXp Realty - Stamford
LJ Wilks/Wm. Pitt - Westport
Deb Alderson/BHHSNE - Westport**

STATE DIRECTORS:

**Paul Thury
Peter Hastings
Ken D'Arinzo
Donna Karnes
Carol Heins/Associate Executive**

President's Update:

Hey MFCAR Family

Well, here we are at the end of 2024 - where did it go? Hope it was an enjoyable and successful year for you.

Remember, if you are on NAR's list for missing your mandatory Ethics class for cycle 7 the deadline is December 31st. See information above for list of agents.

Also remember, you must watch the Antitrust video by January 15, 2025 to be in compliance. This is MANDATORY! See information above for more details and links.

Your Board has been working on many exciting events and classes for you for the coming year—please be sure to always read your Newsletter for details. Keep an eye out for information on a January Cocktail Party/Installation of Officers and Directors.

I would like to take this opportunity to wish a very heartfelt Merry and Blessed Christmas and Happy Holidays to you and your families. May the coming year be safe, healthy, happy and prosperous to all.

Finally, I would like to say from the bottom of my heart, it was my pleasure, to serve our MFCAR Family during 2024.

**Very warmest regards,
Annette ☐☐**

**Annette Fiorenza
2024 President, Mid-Fairfield County Association of REALTORS®**





be homeful
for the holidays



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There's still time to participate in the 9th annual **Be Homeful for the Holidays** campaign supporting the Connecticut Coalition to End Homelessness in CT! MFCAR is excited to support this worthy cause again this year.

TEAM MFCAR HAS RAISED \$1800.00 TO DATE!

Your generous gift helps prevent families from becoming homeless by providing emergency assistance to help them stay in their home and not have to enter the shelter system. This holiday season, let's make sure everyone has a place to call home!

[Click here to donate to Team MFCAR](#)

Thank you to the following MFCAR Donors

Ken D'Arinzo	Annette Fiorenza	Carol Heins	Paul Thury	Donna Karnes
Danielle McEwan	Anissa Danville	John Chopourian	Judy James	Julie Walsh
Priscilla Toumey	Peter Hasting	Gary Shelton	Mindy Wolkstein	Sabrina McGehee
Laurie Crouse	Sue Cooper	Beverly Walsh	Louise Bromberger	Jeff Turner
Linda Johnson	Roberto Ordoñez	Teresa Papadopoulos	Michael Feldman	Christopher Saxe
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Debra Carson	Regi Kendig	Jillian Klaff	Nancy McGuire	Deb Alderson
Andrew Williams	Janet Tatusko	Cheryl Scott-Daniels	Roger Parker	Amy Cuccio

FREE NAR DESIGNATION COURSE: Accredited Buyer's Representative - ABR®

NAR is making the popular Accredited Buyer's Representative (ABR®) designation course, typically \$295, available to REALTORS® at **no cost through 12/31/2025**.

Classes offered: Live Virtual - Instructor-Led or Online Self Paced

What You'll Learn in the ABR® Course

Buyer Representation Agreements and Buyer Counseling Sessions

Learn how to create a buyer representation agreement, conduct a successful buyer consultation, and communicate your value to clients.

Navigate Each Step of the Buyer Side Transaction Process

Understand every piece of the transaction puzzle, including the search-showing-selection process, offers and negotiations, appraisals, and closing on the property.

Communicating Your Value as A Buyer's Representative

This course covers how you can promote yourself in the buyer's market as a buyer's rep and grow your business using ABR® designee member benefits.

For more information visit: become.abr.realtor

Important Information From CTR On Seller Impersonation Fraud



We have several used Keyboxes for Sale at MFCAR. Give us a call if you'd like to purchase some. Payment is made directly to the seller by Cash or Check. Please call us in advance to reserve yours 203-227-4418.

Do you have any used keyboxes you'd like to sell? If so, bring them to MFCAR. Seller picks the sale price, and pays MFCAR a \$10.00 fee per keybox we sell.



Useful Links

[Open House Tour Schedule](#)

[Forewarn](#)

[Code of Ethics Cycles](#)

[Real Estate Continuing Education](#)

[MFCAR WEBSITE Documents Forms & Links](#)

[Connecticut License Verification](#)

[Department of Consumer Protection](#)

[REALTOR® Party Mobile Alerts](#)

[RPAC](#)

[Coastal Property Owner Brochure](#)

[CTR Membership](#)

[NAR REALTOR®](#)

[NAR REALTOR®](#)

[Emeritus Status Application](#)

[Flood Map Information Service](#)

[Benefits](#)

[Benefits Program](#)

[Membership Card](#)

[Process](#)

[for Westport](#)

[Sign up for
CTR Text Alerts](#)

[Sign up for
NAR Text Alerts](#)

[Bias Override:
Overcoming
Barriers to Fair
Housing](#)

[New NAR
Requirement: Fair
Housing Training
2 Hours Every 3
Years](#)

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Recovery Network](#)

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Person To Person](#)

Mid-Fairfield County Association of REALTORS® | 19 Imperial Avenue | Westport, CT 06880 US

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