

JULY 2024

NECAR NEWS

Save the date

GENERAL MEMBERSHIP MEETING & RPAC EVENT

October 3, 2024

This year NECAR is hosting an online and live fundraising auction.

Come enjoy a fun evening with fellow REALTOR® members!

Additional event details coming soon.

2024 NECAR Board of Directors



Officers - 1 year term

President - Erick Hanson

Vice President - Mike LaBeth

Secretary - Adam Snyder

Treasurer - Carrie Mitten

Past President - Dawn Bruner

Local Directors - 3 year terms

Megan Roof (Term End Dec. 31, 2024)

Erica Supple (Term End Dec. 31, 2025)

Kathy Loew (Term End Dec. 31, 2026)

State Directors - 2 year terms

Michelle Lawrence (Term End Dec. 31, 2024)

Sonja Gittings (Term End Dec. 31, 2025)

Welcome New Members



Primary Members

Chrissy Gillis: Gillis Appraisals

Rachael Shipley: Lake Homes and Land Sales - Keller Williams Realty

Kevin Cooley: United Country Gilworth Real Estate

Brandi Fahrmeier: Gaslight Real Estate

Dalton Hughes: LandGuys LLC of Missouri

Logan Selmon: Stephens Real Estate

Marty Canterbury: Farmland Consultants LLC

Wayne Marriott: Gaslight Real Estate

Donna Barger: Kauzlarich Real Estate

Alison Evans: Macon Realty CO

Secondary Members

Tim Hadley: Keller Williams Kansas City North

Gary Fretwell: Fretwell & Associates, LLC

Jennifer Wood: Fretwell & Associates, LLC

Martin Myers: Fretwell & Associates, LLC

Debra Myers: Fretwell & Associates, LLC

Josh Flournoy: Macon Realty CO

New Offices

Gillis Appraisals (Primary)

Fretwell & Associates, LLC (Secondary)

call for **NOMINATIONS**

NECAR OFFICER ELECTION 2025

NECAR is seeking nominations for 2025 President, Vice President, Secretary and Treasurer. Officer terms are one-year.

NECAR is also seeking nominations for one State Director and one Local Director. State Directors conduct the affairs and establish all policies of Missouri REALTORS®. Local Directors conduct the affairs for the local association.

Local Director Term: Jan 1, 2025–Dec. 31, 2027

State Director Term: Jan 1, 2025–Dec. 31, 2026

State Directors are required to attend 2 of the 3 Missouri REALTORS® Board of Directors meetings.

Please send all nominations to Jennifer at necarmo1960@gmail.com.



The Missouri Good Neighbor Award program was created to recognize and reward REALTORS® across the state for their dedication to volunteer service. The program is modeled after REALTOR® Magazine's Good Neighbor Awards.

The winner of the annual Missouri Good Neighbor Award receives \$2,500 for his or her charity, as well as statewide recognition.

The 2024 Missouri Good Neighbor Award nomination deadline is September 1, 2024.

Find out more information [HERE](#).

2023 Honor Society Award from Missouri REALTORS®



Congratulations to Erick Hanson, a recipient of the 2023 Honor Society award from Missouri REALTORS®.

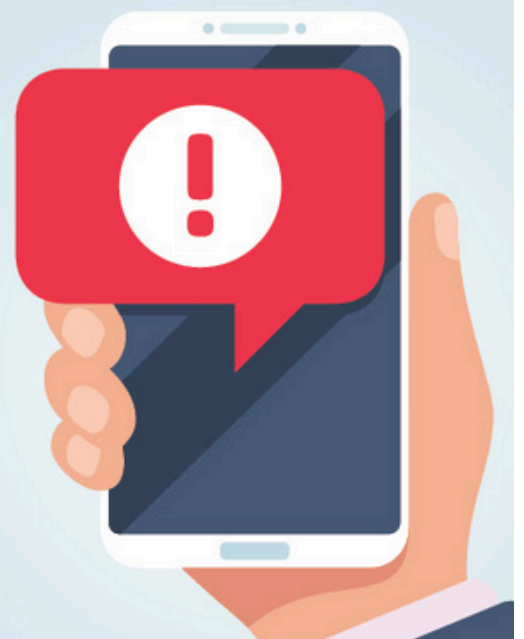
The primary purpose of the Missouri REALTORS® Honor Society is to recognize and reward high professional achievement among members who seek excellence through education and who voluntarily contribute their time and skills to Board and Association leadership.

Erick Hanson currently serves as President of the Northeast Central Association of REALTORS® (NECAR) and sits on the Board of Directors for the Missouri REALTORS® Association, as well as the Missouri REALTORS® Residential Forms Committee.

Pictured: Erick Hanson (REALTOR® & NECAR President) with Jennifer McKim (Association Executive)

Sign up for REALTOR® Party Mobile Alerts!

**text the word 'REALTORS'
to 30644**





Missouri REALTORS®
PODCAST

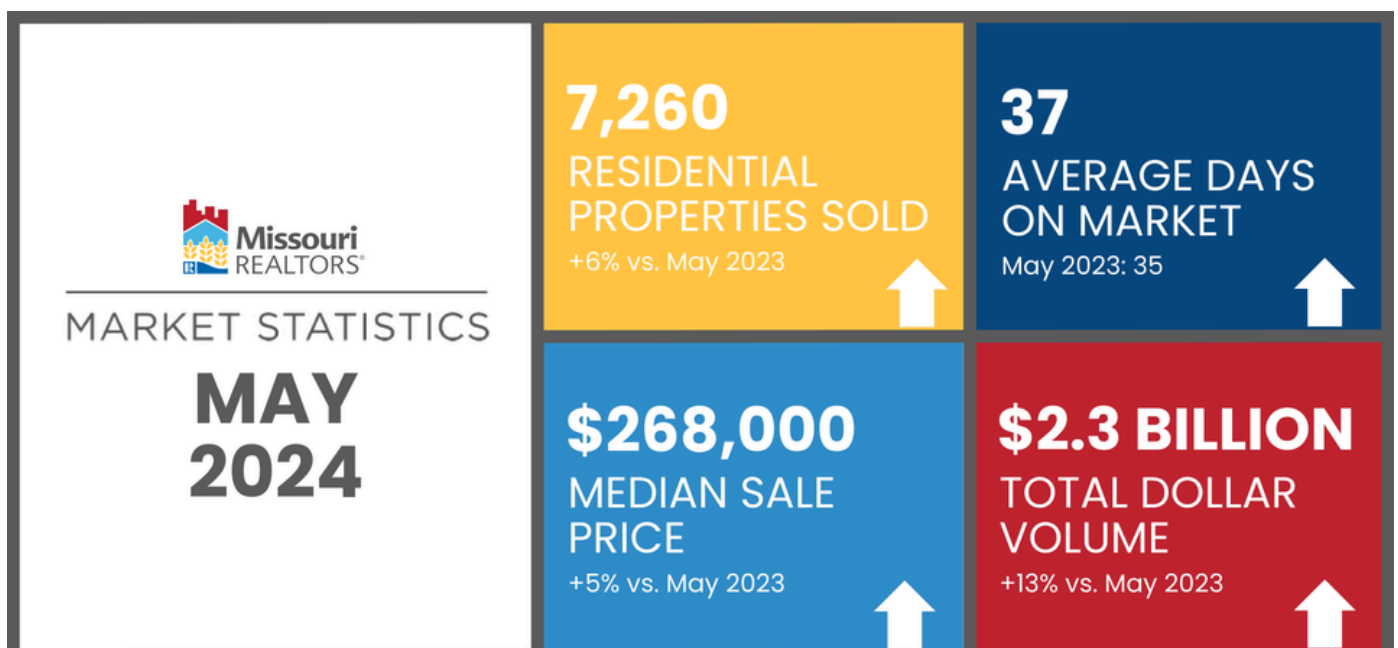
Episode 36 | UNITE with 2024 President Derek Schriewer

As a REALTOR®, fair housing and equal opportunity for all is a top priority. **Tune into** this episode of the Missouri REALTORS® Podcast as President Andrea Sheridan talks with REALTOR® Michelle Walker about all things fair housing, including ways to implement it into your daily operation.



MARKET STATISTICS

Missouri REALTORS® Market Statistics is a monthly statistics report produced by Missouri REALTORS® which includes a statewide video and market summary. The most recent summary of the Missouri real estate market can be found [HERE](#).



Office & Agent Shout Out



Participating in community outreach?
Hosting an event? We want to know what
our NECAR offices and agents are doing
around our local communities! Please send
pictures to Jennifer at
necarmo1960@gmail.com to be featured on
our Facebook page and in the quarterly
newsletter.

REALTOR® Political Action Committee



RPAC is the backbone of the REALTOR®
Party. RPAC enables REALTORS® to support
candidates that support the issues that are
important to our profession, livelihood,
private property rights and property
ownership. RPAC's mission is to identify
candidates for elected office on the local,
state and national levels who will work with
REALTORS® to promote and protect the
American Dream of homeownership.

REALTOR® Safety Program



Each year, NAR dedicates September as
REALTOR® Safety Month. Through the
REALTOR® Safety Program, associations,
brokerages and members can
access a variety of resources.

Access these resources and more at
www.nar.realtor/safety.



- BOD Meeting: Sept. 3rd in Kirksville, MO
- Missouri REALTORS® Fall Business Conference: Sept. 24-26 in Branson, MO
- NECAR General Membership Meeting & RPAC Auction: Oct. 3rd
- BOD Meeting: Nov. 5th in Kirksville, MO
- NAR NXT, REALTOR® Experience & Gov. Meetings: Nov. 6-11 in Boston, MA
- O2 Leadership & Local President Retreat: Dec. 3-4 in Columbia, MO
- REALTOR® Ring Day: Dec. 6th in Kirksville, MO & Macon, MO
- Missouri REALTORS® Winter Business Conference: Jan. 21-22, 2025 in Kansas City, MO
- NAR Region 9 Conference: March 14-16, 2025 in Washington, D.C.
- Missouri REALTORS® Spring Business Conference: April 29-May 1, 2025 in Columbia, MO
- NAR Legislative Meetings & Trade Expo: May 31-June 5, 2025 in Washington, D.C.
- Missouri REALTORS® Fall Business Conference: Sept. 23-25, 2025 in St. Louis, MO
- NAR NXT The REALTOR Experience & Gov. Meetings: Nov. 12-17, 2025 in Houston, TX
- 2026 O2 Leadership & Local President Orientation: Dec. 2-3, 2025 in Columbia, MO

NECAR Events: <https://necarmo.com/events>

MR Events: <https://thelanding.missourirealtor.org/events/calendar>

NAR Events: <https://www.nar.realtor/events/nar-meetings-by-year>



Thank you for your annual MLS (June
2024-May 2025) dues payment.



2024 Standard Forms Update

Effective July 29, 2024, changes to the Standard Forms library will go into effect. Please watch the latest edition of [Keeping it Legal](#) to learn about these updates.

Missouri REALTORS® website has also been updated to include a new [Standard Forms and Revisions Mid-Year Update](#) page. Visit the [Standard Forms page](#) for a complete list of all Missouri REALTORS® forms, including a "clean" & "redlined" copy of each new and revised form. Stay tuned for upcoming revisions to the 2024 Forms Instructional Manual.

For questions related to Missouri REALTORS® Standard Forms, contact [Legal Line](#) at (573) 447-5278.

Taking place on July 30, Missouri REALTORS® General Counsel, Robert Campbell, will host a webinar focused on forms revisions specific to listing agreements and buyer's agency agreements. The residential sale contract will also be discussed in addition to form MSC-4025R (new), "Compensation Agreement Rider," and existing form MSC-4020, "Cooperation Agreement between Brokers."

[Learn more and register!](#)



Beginning August 17, 2024, offers of cooperative compensation will not be allowed in an MLS listing. Find out how new rules affect offers of compensation and how offers may be communicated, while being prepared for the practice changes.

Watch ["Window to the Law"](#) to learn more.

**REAL FACTS.
RIGHT NOW.**

@ facts.REALTOR



A Guide to Written Buyer Agreements and New FAQs

As part of NAR's commitment to help REALTORS® navigate the changes required by the recent settlement agreement, NAR has created a new resource for one of the key practice changes required by the settlement and updated the FAQ on facts.realtor with helpful, new information:

Guide on Written Buyer Agreements:

Beginning August 17, 2024, a buyer representative "working with" a buyer will be required to enter into a written agreement with the buyer prior to touring a home, including both in-person and live virtual tours. This resource provides information about what provisions must be included in the written agreement pursuant to the NAR settlement. This guide is available on NAR's centralized website ([here](#)).

FAQ Updates:

NAR has added new material and made updates to the FAQ on facts.realtor. This information provides further clarity on issues including steering (questions 46-49) and written listing agreements (questions 50-53). The format of the FAQ has also been updated to better display the timing of the latest updates.

Advocacy Update

Capitol Update: 2024 REALTORS® Session Wrap-Up

The 2024 Missouri legislative session concluded on Friday, May 17, with the final gavel in the House falling more than three hours before the 6:00 p.m. constitutional deadline. To learn more about the 2024 legislation session, visit the latest [Missouri REALTOR® Party Capitol Update](#).

Highlights include:

- Eviction Moratorium Passes On Two Bills
- Land Banks Finally Gain Legislative Approval
- Economic Development Protections/Incentives
- Citizen Initiative Petition Power Protected
- Missouri Non-Discrimination Act (MONA)

Licensure Renewal Deadline Approaching!

As a reminder, license renewals FOR SALESPERSONS begins in July 2024 with a midnight, September 30, 2024, deadline.

Each Real Estate licensee who holds an active license shall complete during the two (2)-year license period prior to renewal a minimum of twelve (12) hours of real estate instruction approved for CE credit by the Missouri Real Estate Commission. At least 3 of the twelve 12 hours of approved instruction shall be taken in a course approved by the Missouri Real Estate Commission as core credit. The CORE Mandate for the 2024-2026 license renewal period is Fair Housing.

In order to renew online, address and name information must be current, and continuing education courses must be on file with the MREC.

Renewal Information: <https://pr.mo.gov/boards/realestate/Renewal-Information2.pdf>

Online License Renewal: <https://apps.dci.mo.gov/pr/renewal>

Address/Name Change: <https://info.mo.gov/pr-forms/realestate/realestate-coa.php>

2024 NAR COE Training Requirement



DON'T FORGET!

As required for REALTOR® membership, you must complete your Code of Ethics training by Dec 31st!

WHY WAIT?
Visit nar.realtor/code-of-ethics-training to check your status and view training options today.

Don't forget to fulfill your NAR Code of Ethics (COE) training requirement! The current cycle deadline is Dec. 31, 2024.

As required for REALTOR® membership, all REALTORS® must complete at least 2.5 hours of ethics training that meets specific learning objectives and criteria.

Head to nar.realtor/code-of-ethics-training to check your status and view training options today.

Please submit your COE certificate to Jennifer at necarmo1960@gmail.com by the cycle deadline if your training was not affiliated with NAR or NECAR. Thank you!



The Macon CE training on May 21-22, led by My Real Estate Brain's engaging speaker, Deb Thoman, was a full house! We extend our sincere thanks to all REALTORS® who joined us for this enriching event!



Tiger Country Realty participated in the Clarence Homecoming Parade on June 15th while representing the NECAR magnet! Contact necarmo1960@gmail.com to reserve a magnet today!



Erick Hanson, NECAR President, attended the Missouri REALTORS® Residential Forms Committee meeting in April. This committee develops, markets, and provides members with comprehensive, legally approved standard residential real estate forms.

Thank You Affiliate Members

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Find out more information on Affiliate Membership, [HERE](#).

Thank You Affiliate Members



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