



La Porte County Association of REALTORS®

LPCAR



Monthly Newsletter

January 2025



General Membership Meeting

Installation of 2025 LPCAR Officers and Directors with IAR Past-President Jennifer Parham

- Date: **Tuesday, January 21, 2025**
- Time: **11:30 a.m. CST**
- Place: **Portofino Grill in La Porte**
- Program: **Installation of LPCAR Board and IAR updates
from IAR Past President Jennifer Parham**
- Cost: **\$18 with Reservations/\$20 for Walk-ins**



For Reservations: Please contact the Board office at 219-324-8120, online at www.laportecountyrealtors.com or via email at lpcar@lpcar.comcastbiz.net no later than Friday, January 17, 2025. Please have your check ready for our meeting, made payable to LPCAR. Thank you.

Sunshine Drawing Pricing: \$1 per ticket or \$5 for 7 tickets and may be included in your check!

Reservation Policy: We strongly suggest you make reservations in advance. Any reservation made and not cancelled 2 hours prior to the start of our event will be charged for the cost of the meal. Portofino's is very accommodating with our reservations but we are required to call in a reservation number ahead of time and pay for that number. Thank you for your cooperation in this matter!

Never Miss a meeting or CE announcement!
Join our email list at: <http://eepurl.com/cEb4pf>

Register for a REALTOR® Delegation Day at the Statehouse

INDIANA REALTORS®
Delegation Days
NORTHWEST IN (NIRA) + LAFAYETTE
LAPORTE COUNTY + WHITE COUNTY
MONDAY, MARCH 31, 2025
Indiana REALTOR® Building + Indiana State House

New Year, new opportunities to show up and speak up for homeowners, homebuyers and taxpayers! Register today to take part in a REALTOR® Delegation Day during the 2025 session of the Indiana General Assembly.

Delegation Days allow members to engage face-to-face with their state lawmakers at the Capitol and show the power of Indiana's largest professional organization.

REGISTRATION IS OPEN TO ALL IAR MEMBERS



Let's show the power of Indiana's largest professional organization with strength in numbers at the statehouse.

These sessions are opportunities for in-person advocacy with state lawmakers at the Capitol.

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The Indiana Association of REALTORS 2025 Forms Overview

Key changes affecting broker-to-broker compensation:

- The Broker Compensation Agreement will be eliminated from IAR's forms library.
- The paragraph dealing with Buyer Broker Compensation options in the Listing Contract will also be deleted (Section 1B).
- These changes mean that IAR forms will no longer provide pre-printed language reflecting listing broker-to-buyer broker compensation payments.
- Offers of compensation off the MLS are still permitted under the terms of the NAR settlement and member brokerages may continue to allow offers of compensation in their own office policies and using their own forms.

The following legal forms will be ELIMINATED from the IAR Forms Library effective 01/02/2025:

- Broker Compensation Agreement (Form #45)
- Addendum to Purchase Agreement Buyer Request Seller to Pay Compensation (Form #74)

The following legal forms had significant revisions/updates:

- Listing Contract (Exclusive Right to Sell) Improved Property (Form #01) with the same changes to Listing Contract (Exclusive Right to Sell) Unimproved Property (Form #50) and Listing Contract (Exclusive Right to Lease) (Form #35), if applicable
- Purchase Agreement (Improved Property) (Form #02) with same changes to Purchase Agreement (Unimproved Property) (Form #34), if applicable
- Buyer's Exclusive Agency Agreement (Form #15)
- No Buyer Agency Relationship Acknowledgement (Form #70)
- Addendum to Listing Contract (Exclusive Right to Sell) Shared Listing Agreement (Form #47)
- Removal of Contingency Amendment (Form #25)
- "AS IS" Addendum to Purchase Agreement (Form #53)
- FSBO/Builder Compensation Agreement (Form #32)

Forms will be released January 2, 2025! To view more information in detail please visit www.indianarealtors.com or you may click on the link:

[https://emma-assets.s3.amazonaws.com/
tg1bb/79b779b14b8b50a295e2df7a6b63eab8/2025 RESIDENTIAL FORMS
CHANGES.pdf](https://emma-assets.s3.amazonaws.com/tg1bb/79b779b14b8b50a295e2df7a6b63eab8/2025_RESIDENTIAL_FORMS_CHANGES.pdf)

Please copy and paste above link in your browser!

NAR 2025 Membership Requirements

REALTORS® are required to complete **Fair Housing / Anti-Bias Training** upon becoming a member, and every 3 years thereafter, coinciding with the Code of Ethics training timeline. This requirement is in addition to the Code of Ethics training. Qualified training must be of not less than 2 hours of instructional time. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®. **This requirement will begin January 1, 2025 with a deadline of December 31, 2027 for Cycle 8.**

Please do not take any new Code of Ethics course or Fair Housing course until March 1, 2025—courses taken between January through the end of February may default to Cycle 7 and the courses will show as incomplete for Cycle 8.

Training may be completed through NAR's online courses or through another method, such as online or classroom courses via local/state associations.

For those of you who have completed a Fairhaven Simulation in the past, NAR has created a new Fairhaven Simulation which will launch in 2025. This new platform will satisfy the Fair Housing Training Requirement.

LPCAR will be including a Fair

Housing CE during the cycle that will also satisfy this new requirement.

Code of Ethics: Please verify the course prior to taking any ethics course that is offered by a third party. IAR has provided a list of approved CE sponsors for Code of Ethics:

RECP, Kathy Harbaugh

Reed School of Real Estate School, Tim Reed

IREI, Brian Lee

REAL University—Raymond Modglin

WebCE—Annelise Henley

Carpenter School-- Jeana Culp

IBREA—Jay Rose

McKissock and Colibri—Emily Timblin

Tucker School—Amanda Strattman

New Day Training--- Dee Young

Bridge the Gap Now with Intentional Inclusion, Marki Lemons

Upstate Alliance of REALTORS®, Adam Smith

CE Shop

Any Code of Ethics Course taken through the National Association of REALTORS updates your NAR record automatically. Courses taken by another NAR Association do not require prior approval.

Member Benefit



FOREWARN®

FOREWARN is a revolutionary application that allows agents to have instant due diligence on prospects. In seconds, with as little information as a phone number or name, LPCAR members can verify a prospect's identity, criminal records, bankruptcies, liens, judgments, address history and property records (state laws vary) all in one place, leading to safer and more productive interactions.

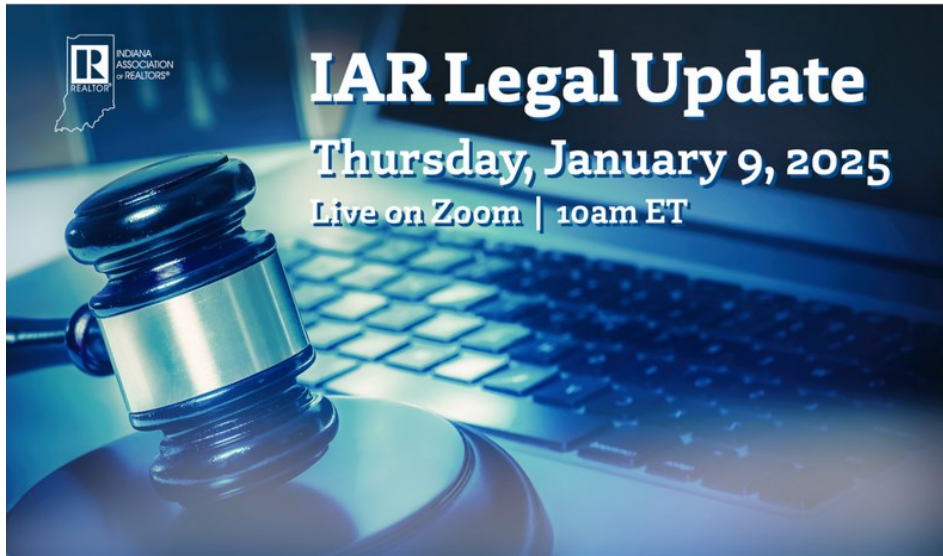


This is not only critical for your personal safety and efficiency, but also a benefit to your listing homeowners, providing an added layer of protection for their homes and families through your vetting of prospective buyers. Haven't set up your account yet? Please contact the board office for more information at 219-324-8120.

IAR Legal Update—Thursday, January 9, 2025 at 10:00 a.m. EST

Register today for a virtual update on 2025 forms changes and other legal developments. Click on the image below to register or visit:

<https://www.cognitofirms.com/IndianaRealtors1/LegalLegislativeUpdateRegistration>



December 6, 2024 REALTOR Ring Day—Thank You Volunteers!



2025 LPCAR Scholarships

LPCAR is pleased to offer Scholarships in the amount of **\$1000** each, to area students who plan on pursuing further education after graduation or are currently attending a college or trade school and who are related to a **REALTOR or Affiliate** member of LPCAR.

This award will be given to a person demonstrating **outstanding community involvement** who is planning to pursue further education through an accredited college, university, or trade school or are currently attending college or a trade school.

Applications will be available on our website in February. The application also requires an essay of 200 words or less explaining why the scholarship should be awarded. Any application received without the essay will not be considered during the selection process. It is important for the student to complete all parts of the application



There will be 4 (**four**) **Scholarships available**. Three will be available to any student related to an LPCAR member—REALTOR or Affiliate member, and one scholarship is available with the same criteria but with one additional requirement—**the family member must have served on the board of directors**—either in the past or a current board member. This is our Board of Director Service Scholarship! Eligible applicants may apply to both scholarships but may only be selected for one.

The deadline for this year is **April 15, 2025**. Please download the application (when posted) and have your student complete and send the form back by the deadline. Students of family members of LPCAR are eligible for this scholarship so we encourage them to apply as soon as possible.

2025 Association Dues Reminder

Just a reminder that all 2025 Association dues should have been submitted by **December 15, 2024!** The dues deadline was November 30, 2024 with a grace period that ran through December 15, 2024. While most paid on time, we still have a handful that have not yet submitted their dues. Reminders were sent out, managing brokers received information regarding unpaid agents in their office and the information was provided in both the October and November Newsletters.

If any agent has decided to go inactive/referral, please contact the office so we may update our records. Any unpaid member will be dropped from the system on **January 20, 2025!**

Affiliate and REALTOR of the Year Nominations now available!

Nomination forms for both the 2024 Affiliate of the Year and 2024 REALTOR of the Year are now available. The deadline to submit the 2024 REALTOR of the Year form is February 17, 2025 and the deadline for the 2024 Affiliate of the Year is January 21, 2025.

The 2024 REALTOR® of the Year honor is reserved for an LPCAR member who exemplifies professionalism and outstanding accomplishments in the real estate community, as well as a commitment to LPCAR activities throughout 2024 and its advancement in the industry.

This award is bestowed on an individual who has been recognized by their peers for their contributions to the real estate community and their dedication to the association during 2024. While it is not necessary for all sections of the form to be completed, the individual selected clearly demonstrates their professionalism both in their private and professional life, their commitment to the association, their participation at association events throughout the current year, community service activities in the current year, and special designations.

The recipient of the 2024 REALTOR® of the Year demonstrates true REALTOR® spirit, is involved with their local, state and/or national associations, and lives by the REALTOR Code of Ethics. Members submit nominations for REALTOR of the Year, nominations are reviewed by our awards/nominating committee and a recipient is selected.



The Affiliate of the Year Award is given to someone that has shown great enthusiasm and leadership for the Association during 2024. The award recipient is someone that has gone above and beyond the normal role as an Affiliate member to support and promote the real estate industry and the REALTORS®. The Affiliate of the Year recipient is someone that shows dedication and involvement in both the organization as well as with the local community and clients. Members submit nominations for Affiliate of the Year and these submissions are reviewed by our awards/nominating committee and a recipient is selected.



Nominations may be emailed or mailed to the board office by the deadlines indicated. (Sorry, do not fax any forms as we no longer have a fax number).

Please make sure to include activities and participation for the year 2024! If available, please include a photo of the nominee.

Both the REALTOR of the Year and the Affiliate of the Year will be announced during our March 2025 General Membership Meeting.

2024 Affiliate of the Year Nomination Form



La Porte County Association of REALTORS
2024 Affiliate of the Year Nomination Form

Nominee _____

Company _____

Address _____

Phone _____

Please describe how this affiliate member has demonstrated their support for the La Porte County Association of REALTORS during the 2024 Year.

List any LPCAR Committees and/or other community service involvement

(Please include a photo if available)

Submitted by (optional) _____

Please return to the Board Office no later than **January 21, 2025!**

Forms may be faxed to: 219-324-9323

or mailed to:

La Porte County Association of REALTORS, Inc.

P.O. Box 248 La Porte, Indiana 46352

Or via Email: lpcar@lpcar.comcastbiz.net



2024 REALTOR of the Year Nomination Form



LA PORTE COUNTY ASSOCIATION OF REALTORS, INC

2024 REALTOR OF THE YEAR NOMINATION FORM

Name of Nominee: _____

Business Address: _____

Phone Number: _____

Email Address: _____

1. **ACHIEVEMENTS AND CONTRIBUTIONS** (use additional sheets if necessary); ***It is not necessary to complete all sections.***

A. **REALTOR PROFESSIONALISM:** (high principles, faithfulness to laws and regulations, the Code of Ethics, and the furtherance of principles of good real estate practice among other brokers and general public)

B. **REALTOR DESIGNATIONS:** (Designations, advanced education and/ or training)

C. **COMMUNITY SERVICE:** (local, state and national level of participation in civic and service clubs, charitable activities, political activities, fraternal or religious groups, etc.)

(Continued on next page)

2024 REALTOR of the Year Nomination Form



LA PORTE COUNTY ASSOCIATION OF REALTORS, INC

2024 REALTOR OF THE YEAR NOMINATION FORM

2. **LOCAL BOARD ACTIVITY:** (Board offices and committee work, special assignments, seminar activity and education work, membership and offices held in local chapters or institutes, etc.)

3. **STATE ASSOCIATION ACTIVITY:** (State offices held and committee work, attendance and participation at IAR Conferences, Board of Directors meetings and educational conferences, etc.)

4. **NATIONAL ASSOCIATION OF REALTORS ACTIVITY:** (National offices and committee work, membership and work in institutes, attendance at NAR conventions, etc.)

5. **OTHER COMMENTS:**

Submitted By:

Name: _____

Office: _____

Please return completed form and photo of nominee (if available) to:

Iris Muccigrosso, Executive Officer

La Porte County Association of REALTORS

P.O. Box 248, La Porte, IN 46352

Email: lpcar@frontier.com or lpcar@comcastbiz.net

Forms must be submitted no later than February 17, 2025 (no exceptions)



RPAC: Your Best Investment in Real Estate

Since 1969, the REALTORS® Political Action Committee (RPAC) has promoted the election of pro-REALTOR® candidates across the United States. The purpose of RPAC is clear: REALTORS® raise and spend money to elect candidates who understand and support their interests. The money to accomplish this comes from voluntary contributions made by REALTORS®. These are not members' dues; this is money given freely by REALTORS® in recognition of how important campaign fundraising is to the political process. RPAC doesn't buy votes. RPAC enables REALTORS® to support candidates that support the issues that are important to their profession and livelihood.



Like us on Facebook:
La Porte Co. Assoc. of [REALTORS, Inc.](#)



Follow us on Twitter:
[LP Assoc.REALTORS@LPRealtors](#)



Follow us on Instagram
[laportecountyrealtors](#)



Contact Us



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PO Box 248
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Fax: 219-363-9323
lpcar@lpcar.com or
lpcar@frontier.com Visit us on the
web at www.laportecountyrealtors.com

January 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
29	30	31	1 HAPPY NEW YEAR Board Office Closed	2	3	4
5	6	7 Board of Director Meeting at 11:30 a.m.	8	9	10	11
12	13	14 IAR Leadership Summit—Board Office Closed	15	16 Board Office Closed	17	18
19	20 Board Office Closed	21 General Membership Meeting @11:30 a.m. at Portofinos	22	23	24	25
26	27	28	29	30	31	

Please note: Office will be operating remotely in January. In-person office visits by appointment only!