



La Porte County Association of REALTORS®

# LPCAR



Monthly Newsletter

January 2024



## General Membership Meeting

### Installation of 2024 LPCAR Officers and Directors with 2024 IAR President Jennifer Parham

- Date: **Tuesday, January 9, 2024**
- Time: **11:30 a.m. CST**
- Place: **Portofino Grill in La Porte**
- Program: **Installation of LPCAR Board. IAR updates from IAR President Jennifer Parham**
- Cost: **\$15 with Reservations/\$17 for Walk-ins**



**For Reservations:** Please contact the Board office at 219-324-8120, online at [www.laportecountyrealtors.com](http://www.laportecountyrealtors.com) or via email at [lpcar@lpcar.com](mailto:lpcar@lpcar.com) no later than Friday, January 5, 2024. 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>



### Letter from the Board President

Happy New Year! I hope everyone had a great holiday season. What a year... Lots of changes in our industry this last year.

I would like to take this time to say thank you to everyone who volunteered and joined a committees this past year. This association relies on you all for your time and effort. Hats off to all of you and a big THANK YOU from me. I would also like to say thank you to Iris for all her help and guidance this past year. What a patient lady.

*(Continued on page 3)*

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## The Indiana Association of REALTORS 2024 Forms Updates

### The following legal forms had significant revisions/updates:

- Purchase Agreement (Improved Property)
- Purchase Agreement (Unimproved Property)
- Buyer's Exclusive Agency Agreement
- Listing Contract (Exclusive Right to Sell) Improved Property
- Listing Contract (Exclusive Right to Lease)
- AS IS Addendum to Purchase Agreement
- Limited Purchase Contingency Right
- Buyer's Inspection Response
- Seller's Inspection Response
- Post Closing Possession
- Appraisal Gap Addendum

### New forms for 2024:

- Homeowners Association Disclosure Form
- Hazardous Condition Disclosure Prior to Property Access
- No Buyer Agency Acknowledgement
- Addendum to Buyer's Exclusive Agency Contract
- Amendment to Buyer's Exclusive Agency Contract

Forms will be released January 2, 2024! To view more information in detail please visit [www.indianarealtors.com](http://www.indianarealtors.com) or you may click on the link:

<https://emma-assets.s3.amazonaws.com/tg1bb/99a310675c939f35dec61b9217489c42/2024-ResidentialForms.pdf>

### IAR Legislative Preview/January 12, 2024 and Legal Update Webinar/January 18, 2024

### **Join IAR on January 18th for a deeper dive on legal issues:**

Want the lowdown on legal developments and legislative issues impacting the real estate industry (and your bottom line), including changes to the 2024 legal forms?

Register for IAR's virtual Legislative Preview on January 12th and our Legal Update webinar on January 18th to hear from our Government Affairs and Legal Department experts from the convenience of your desk or phone. Register for one or both Zoom webinars at the link below.

<https://www.cognitofrms.com/IndianaRealtors1/LegalLegislativeUpdateRegistration2>

*If inks do not work, please copy and past !*

## Membership Update

Please help us welcome our newest LPCAR members.

**William Patrick Kennedy - Keller Williams New Buffalo**  
**Ferris Khalil - MTM Realty Group**

*Managing Brokers—please remember to notify the board of-*

*...fice with any changes at 219-324-8120 or via email: [lpcar@lpcar.com](mailto:lpcar@lpcar.com) or [castbiz.net](mailto:castbiz.net)*

*New members are invited to attend their first general membership meeting on us to be inducted and meet your colleagues. Please contact the board office for more information.*

### Letter from Board President—Continued

*(Continued from page 1)*

I plan to stay on the board this next year as your past president so if there is anything you may need please don't hesitate to call. If I can help I will. Now

bring on 2024. Have a great year everyone.

Have a great year everyone!

*Tommy Sunn*

*2023 LPCAR Board President*

## 2024 Association Dues Reminder

Just a reminder that all 2024 Association dues should have been submitted by December 15, 2023! The dues deadline was November 30, 2023 with a grace period that ran through December 15, 2023. 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, 2024!**

### 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.

# Deserving Childrens Shopping Event—December 5 & 6, 2023!



# December 6, 2023 REALTOR Ring Day—Thank You Volunteers!



## NAR Code of Ethics Requirement

NAR's Board of Directors approved a change to the Code of Ethics training requirement, extending it from every two years to every three years. This extends the current cycle deadline from March 1, 2022, to **Dec. 31, 2024. (this is not a PLA requirement!)**

REALTORS® are required to complete ethics training of not less than 2 hours, 30 minutes of instructional time. The training must meet specific learning objectives and criteria established by the National Association of REALTORS®. Training may be completed through NAR's online courses or through another method, such as online or classroom courses via local/state associations. We ask that all members send in a copy of their completed COE Certificate so we may update your record. (if you have taken it through LPCAR or NAR your record will be updated—no need to send in a certificate!) **Please verify that your course will be accepted by the association prior to taking the course!**

## 2024 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, 2024.** 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.

2023 REALTOR of the Year Nomination Form

LA PORTE COUNTY ASSOCIATION OF REALTORS, INC
2023 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)

Four horizontal lines for text entry under section A.

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

Three horizontal lines for text entry under section B.

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

Four horizontal lines for text entry under section C.

(Continued on next page)

**2023 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.)

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

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

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5. **OTHER COMMENTS:**

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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: [lpicar@frontier.com](mailto:lpicar@frontier.com) or [lpicar@comcastbiz.net](mailto:lpicar@comcastbiz.net)

**Forms must be submitted no later than February 21, 2024 (no exceptions)**



# La Porte County Association of REALTORS

## 2023 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 2023 Year.

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List any LPCAR Committees and/or other community service involvement

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(Please include a photo if available)

Submitted by (optional) \_\_\_\_\_

Please return to the Board Office no later than **January 21, 2024!**

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@frontier.com](mailto:lpcar@frontier.com)







## 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.



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[LP Assoc.REALTORS@LPRealtors](#)



Follow us on Instagram  
[laportecountyrealtors](#)



### Contact Us



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# January 2024

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1 <b>HAPPY NEW YEAR</b>	2	3	4	5	6
	Board Office Closed	Board of Director Meeting at 11:30 a.m.				
7	8	9 General Membership Meeting @11:30 a.m. at Portofinos	10	11	12	13
14	15 Remembering DR. MARTIN LUTHER KING, JR.	16	17	18	19	20
				IAR Leadership Summit— Board Office Closed		
21	22	23	24	25	26	27
			Board Office Closed			
28	29	30	Board Office Closed—January 24, 2024—February 3, 2024			
	IAR Legislative Reception and Region 1 Delegation Day— Indianapolis					