



Missouri REALTORS® Broker,

Just before the Thanksgiving holiday, the court granted final approval of the National Association of Realtors® (NAR) proposed settlement agreement to resolve class action claims related to broker commissions. Last week, an appeal of the approval was filed, however, at this time, the settlement and related practice changes stand. Read NAR's [press release](#) on the settlement approval and [this response](#) from Missouri REALTORS® President Derek Schriewer about the actions we've taken to ensure all members have the tools necessary to comply with the new requirements.

Also included in this month's *Broker Connection* are additional legal and legislative resources, such as:

- 2024 Forms & Revisions Year-End Update: Effective 12/02/2024
- NAR Settlement Resources
- Government Shutdown Memo
- NAR Real Estate Compliance Webinar on FinCEN Beneficial Ownership Rule

If you haven't already, we encourage you to visit the newly-updated [broker.realtor](#) and stay tuned to the [Brokers Community](#) on THE LANDING for news specific to Missouri. As always, don't hesitate to contact me directly or anyone on our dedicated Missouri REALTORS® [staff](#) and [volunteer leadership](#) teams, if there is anything we can do to assist you with your business or membership.

Sincerely,

Breanna Vanstrom, MBA, RCE, CAE
CEO, Missouri REALTORS®
breanna@morealtor.com

LEGAL UPDATE

2024 Forms & Revisions Year-End Update: Effective 12/02/2024

In the latest edition of [Keeping It Legal](#), Robert Campbell and Henry Eruchalu discuss the Missouri REALTORS® standard forms revisions that became effective on December 2, 2024.

Our [2024 Year-End Forms & Revisions page](#) has also been updated and you'll find a short explanation (and a "clean" and "redlined" copy) of each revised form.

For additional standard forms resources, including approved form providers, visit the [Standard Forms page](#) of our website. Both webpages include a link to our "Master Forms Index," which is a complete list and brief explanation of all Missouri REALTORS® standard forms made available for your use, and updated Instruction Manuals, which provide line-by-line instructions on completing some of the commonly-used forms.

Thank you to all members who continue to provide valuable input and help us ensure that Missouri REALTORS® forms meet the needs of brokers, clients, and communities across Missouri!

Graduate Realtor Institute (GRI) Module 1 Courses

Missouri REALTORS® is excited to announce the return of in-person Graduate Realtor Institute (GRI) courses with a brand new curriculum! Take part and encourage your agents to level up their skills through the new Missouri GRI Program with our first offering of GRI Module I at the **end of the 2025 Winter Business Conference (January 22 – 23, 2025)**.

Pricing

- General Price: \$125/course
- Package Price: \$300/registers for all three courses
- GRI Designee Price: \$50/course (Members that already have their GRI designation)

During this day and a half of courses, students will learn about the new Missouri Contracts & Forms from General Counsel & Vice President of Risk Management, Robert Campbell, renew their understanding on the importance of Code of Ethics with Director of Professional Standards, Tracey Yost, and engage in dialogue on fair housing with Director of Education, Dr. Blake Willoughby. All three courses will meet NAR Cycle 8's Code of Ethics and the new Fair Housing requirements at the start of the new three-year cycle.

[Register now!](#)

Early Access to Missouri REALTORS® Forms for Brokers

Missouri REALTORS® offers brokers a unique opportunity through a licensing agreement: early access to forms revisions, making it easier to integrate them into your in-house transaction management software.

Benefits of Direct Licensing:

- **Early Access:** Receive updated forms ahead of their release on Missouri REALTORS® vendor platforms, allowing you to upload them into your system sooner.
- **Seamless Preparation:** Gain additional time to train your team on new forms, ensuring a smooth transition.
- **Brand Personalization:** Include your brokerage's logo alongside the Missouri REALTORS® logo on the forms, enhancing your brand visibility.

This program is designed to streamline your operations and support your brokerage's success with timely, customized solutions.*

Ready to learn more? Contact us today to get started!

*(*All subject to applicable terms of the license agreement. Contact us for details.)*

Additional Resources Added to NAR's Consumer Guide Series

NAR has launched 10 resources in NAR's "Consumer Guide" series, providing homebuyers and sellers the information they need to help them succeed throughout every step of their home buying or selling journey.

We encourage you to share these resources far and wide. Both digital and printable versions of each guide are available [here on facts.realtor](#). All guides are also available in Spanish.

NAR latest guides address:

- [Seller Concessions](#): Covers seller concessions and options sellers have to use concessions to help facilitate a successful transaction for both homebuyers and sellers.
 - [Multiple Listing Services \(MLSs\)](#): Covers what an MLS is and how it serves as a valuable tool in the homebuying and home selling process.
 - [Fair Housing](#): Covers what fair housing is and how consumers and agents have rights and responsibilities to promote a homebuying or selling process free of discrimination.
 - [Listing Agreements](#): Covers what a listing agreement is and guidance to help sellers determine the option that will work best for them.
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ADVOCACY UPDATE

Issue Spotlight: Housing Inventory and Affordability

Addressing housing affordability starts with adding to the nation's severely limited inventory. The U.S. is facing an underbuilding gap of at least 5.5 million units, translating to a \$4.4 trillion underinvestment in housing. NAR is advocating for solutions at all levels of government to make housing more affordable, available, and accessible.

View Parts 1 & 2 of the video series on this topic [here](#).

State Political Coordinator | Apply Today!

The General Election has come to a close! With so many new faces coming to the state capitol, it's vital that we continue to build and maintain strong connections in Jefferson City. We

are asking any Missouri REALTOR® who has substantive relationships with any soon-to-be State Representative or State Senator to serve as their key REALTOR® contact - known as a State Political Coordinator (SPC). Your Missouri REALTORS® Leadership Team makes the appointments for SPCs. In situations where there are multiple applicants for a position, one will be chosen as the SPC and others will be added as members of their "Team" who works with the Legislator.

Please use [this form to apply to serve as an SPC](#). Contact Missouri REALTORS® Vice President of Government Affairs and Local Board Relations Erin Hervey with questions at erin@morealtor.com.

NAR Urges Congressional Leaders to Extend NFIP

On September 25, 2024, Congress extended the National Flood Insurance Program's (NFIP) authority to provide flood insurance through December 20, 2024.

Most NFIP policies are not affected during brief authorization lapses. Nevertheless, NAR has prepared a FAQ sheet to help answer what an extended lapse could mean for closings and outline proactive steps your REALTORS® and their clients can take today.

Read the [Frequently Asked Questions \(FAQ\) Sheet](#).
[Read the letter](#) to Congressional leaders urging an NFIP extension.

Updated Shutdown Memo

On September 25, 2024, Congress passed a Continuing Resolution (CR) to fund the federal government at current levels until December 20, 2024. If Congress is unable to agree on the provisions of Continuing Resolutions (CRs) to fund the federal government by December 20, 2024, the result will be a partial shutdown of some government operations. A partial shutdown would include some federal housing, mortgage, and other programs of interest to the real estate industry. Essential services, such as the post office, would continue to run. A summary of the impact on selected agencies is provided below.

NAR's [Government Shutdown Memo](#) has been updated to reflect the new deadline of December 20.

While this is a very politically dynamic event, NAR staff will continue to monitor federal agencies and work with Congress, the Administration, and other groups to assess ongoing impacts to NAR members and their businesses. [Download the memo here](#).

Advocacy Scoop: Live from NAR NXT

This [post-election episode of the Advocacy Scoop](#) was recorded live at the NAR NXT conference two days after the election. With votes still being tallied, Shannon and Patrick unpack the election results and initial reactions. They zoom in on races from around the

country and discuss what each outcome means for NAR and REALTORS® in 2025 and beyond.

BROKERAGE MANAGEMENT

If your real estate business operates as an LLC or corporation, the new federal rule under the Corporate Transparency Act may require you to report information about your beneficial owners. To help you navigate these changes, we invite you to join the **FREE webinar**:

NAR Real Estate Compliance Webinar on FinCEN Beneficial Ownership Rule

Date: Tuesday, December 10

Time: 1:00 PM - 2:00 PM (CST)

In this session, NAR's Legal and Advocacy Teams will discuss the Beneficial Ownership Information Reporting Rule under FinCEN. You will gain a comprehensive overview of the rule and learn exactly what is required to remain compliant.

Don't miss out on this valuable opportunity to stay informed and compliant.

[Register today!](#)

Seeking updated resources for your 2025 sales meetings or client consultations? Check out these [Client Education resources and handouts](#) for buyers, sellers, and homeowners from NAR. Each one is designed to help you and your agents (if you have them) share your value and expertise in consumer-friendly language. Customize the handouts with your branding or use the articles to generate new content for your consumer and client marketing campaigns.

Free Webinar: NAR Legal Update & Realtors Property Resource® (RPR) Wednesday, December 18, 2024, at 12 p.m. CST

Gain valuable insights from Matt Troiani, NAR's Senior Counsel, on navigating the latest legal changes impacting your business, and explore strategies to help your agents effectively market their unique value. Plus, discover how the Realtors Property Resource® (RPR) platform can equip you with data, tools, and reports, enabling you to respond instantly to questions and requests and position yourself as an essential part of every transaction. End the year on a strong note by registering for the final broker webinar of the year! [Register now.](#)

2025 REALTOR® Broker Summit April 8-9, 2025 in Louisville, Kentucky

Looking to grow your business, stay ahead of market shifts, and connect with top professionals in the industry? The REALTOR® Broker Summit will give you essential tools to boost

recruitment, retention, and overall business success. This event highlights trends in AI, housing market analysis, current industry challenges, and business generation strategies for attendees to grow their brokerages.

[Register now!](#)

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