2026 SWMLS Board of Directors Candidate Questionnaire

General Information

Name

D. Todd Clarke

Brokerage Name

NM Apartment Advisors Inc

Brokerage Address

524 Central SW Suite 801

City

Albuquerque

NM

Number of Years as a REALTOR® Member:

36

Member Type: Please select Designated REALTOR®/Participant only if you are listed as the Designated/Qualifying Broker of your office.

Designated REALTOR®/Participant

Are you a managing broker? If so, how many brokers do you supervise?

1

For which position are you applying?

Director (5 available) See note below.

Note:
There are three available term lengths in this 2026 election cycle.

2 - 3 year terms (2026-2028)

1 - 2 year term (2026-2027)

2 - 1 year terms (2026)

The term length for each candidate will be determined by the votes. The top vote-getter will choose the desired length of term; the second top vote-getter will have the next choice, and subsequent candidates will choose.

Do you have any Code of Ethics violations or have you ever had any disciplinary actions from the New Mexico Real Estate Commission in the last 3 years? If yes, please elaborate. If no, indicate N/A.

yes, was filed against co-listing broker and was dismissed

Officer and Director nominees must have completed three (3) of the following items:

- 1 year on any NMAR, NAR, or NMREC Committee, PAG or Task Force
- 1 year as GAAR and/or SWMLS Director or Officer
- 1 year as Chair of any SWMLS or GAAR Committee
- 1 year as Member of any SWMLS Committee or selected GAAR Committees (Professional Standards, Grievance, Mediator/Ombuds, GAP or LEAP Committees)
- Complete a Leadership Development Program at the local, state or national level
- Attend at least 2 SWMLS BOD meetings within the last year - can be completed before taking office in January
- Complete both a Robert's Rules of Order and MLS Rules Refresher course

Have had five (5) transactions that closed in the prior twelve (12) months in which he or she represented a buyer, seller, landlord or tenant or performed an appraisal OR be a qualifying broker of at least five (5) brokers

The following questions address these items:

Have you ever served as a Director or Officer of SWMLS?

No

Have you ever served as a Director or Officer of GAAR?

No

Have you served as a Chair of a SWMLS or GAAR Committee within the past 5 years?

No

Please list all SWMLS, GAAR, NMAR and NAR committees, task forces or PAGs you have been a member of. You can view your SWMLS/GAAR committee history by going to your member portal.

Current NMAR treasurer
Founder CARNM
NMAR Finance committee chair
NMAR Governing Affairs committee member
NMAR HR PAG
RANM Building PAG
RANM Technology PAG / Committee chair
RANM District vice president
CARNM CIE committee member
30+ year history of Realtor volunteer

Have you participated in GAAR's Leadership Development Program, NMAR's Growth and Involvement Program, or any other leadership training?

Yes

If yes, please provide program name and year completed. Please write N/A if not applicable.

2000s

How many transactions did you have within the last 12 months, August 1, 2024 to July 31, 2025?

40 sales, 591 units, $31,902,324 does not include 9 current pending sales or 31 current listings

Have you completed a Robert's Rules of Order and MLS Rules Refresher course?

No

What are your primary disciplines in your real estate practice? Check all that apply.

Commercial   Real Estate Instructor

Please list any REALTOR® Institutes, Societies or Councils in which you currently hold membership.

CCIM

ULI
NAIOP
CARNM
SFAR
LCAR
TCAR (now enchanted circle)
Otero County Realtors Association

Please indicate which REALTOR® Designations you hold:

CCIM   CIPS

Have you reviewed the Board Responsibilities document and do you agree to abide by these responsibilities?

Yes

Which technologies offered by SWMLS are your favorites, and why?

I use SWMLS daily, RPR, info sparks, instanet and fast stats. I have some experience with showing time.

Please share your experience, qualifications, skills, knowledge, and any other relevant information that would make you an asset to the SWMLS Board of Directors and SWMLS Participants and Subscribers. What leadership skills do you bring to the role?

36 year veteran commercial broker who uses the residential income category for SWMLS.

Award winning CCIM instructor of 28 years - have taught in a dozen foreign countries, most of the states in the USA, with over 4,000 students.

NMREC Consultant who worked to replace the three mandatory's with the Core, Core Elective, and I ran 3 bootcamps/training sessions for most of todays Core instructors.

I have been an expert witness on many cases dealing with Realtors and licensees with an understanding of NM law, MLS rules/regulations, the Code of Ethics and contracts and how they interact, and what the outcomes are when a deal goes wrong.

I serve on multiple Realtor PAC boards, and local non-profits and run board and/or committee meetings, using Roberts Rules of order, many times a month.

As the Founder of CARNM, I hand programmed the first MLS/CIE system for our members and I an fluent in many computer languages.

What is the role of the SWMLS and what are the challenges facing SWMLS moving forward?

The role of SWMLS is to promote our client's listings and the listing brokers to the public while also enabling sharing of information broker to broker and office to office.

I do believe there is a balancing act between offering too many fields and pieces of information and increasing a Realtors legal liability for responding to field questions that they may or may not have documented information on vs. the desire to have a central repository of all information.

What are the strengths of the SWMLS core software and affiliated technology offerings and where do you see room for improvement and/or change?

Strengths: Usability, searchability and common language for most Realtor members.

Improvements: The residential income category needs an overhaul to minimize legal liability. I also have concerns that new "fields" get pushed to all categories without consideration if those fields actually apply to residential income or commercial or land. Some of the IDX feeds do not work well - for example, I have a 50 unit, $5M listing, that often shows up as a 50 bedroom mansion in some of the feeder systems.

What is the one thing you would like to change that is in the purview of SWMLS?

Many of the fields in the Residential Income category, I would also streamline data entry, of the 7 MLS/CIE systems I use, SWMLS takes the longest to load.

SWMLS has tapped me several times in the past to provide advice and consultation on commercial, land and residential income categories.

Additional remarks by Candidate:

I would be honored to serve SWMLS and its members.

We appreciate your interest in serving. You will be notified when the Nominating Committee chooses the candidate slate for the upcoming election.