

The Membership Process

- Your application for membership, signed by your Broker, is submitted to Sharon and an appointment is made to proceed. At that time, your application is being reviewed by TAAR Staff and a Membership Committee for preapproval.
- At the time of the appointment, the Indoctrination Course will be given.
- The 2½ hour Code of Ethics On-Line Course must be completed within 15 days of application*.
- Once the Indoctrination Course, Code of Ethics course, and preapproval have been completed:
 - 1) The announcement of your application will be placed in the TAAR Newsletter for the general membership to review.
 - 2) If your membership is not contested, a Recommendation will be made to the Board of Directors for Provisional Membership, at which time MLS access will become available.
- Once Provisional Membership is approved, the Association New Member Orientation Program must be completed. Upon Orientation completion and Board of Director approval, you will become a full REALTOR® member of TAAR.

*Code of Ethics on-line training is required within 15 days of joining to begin the membership process. Call TAAR, 947-2050, for your NRDS# for access to the on-line training program (link located on the Members Only Page), which will take approximately 3 hours to complete (see instructions). Call NAR at 800-874-6500 if you have any problem logging in or registering.

**APPLICATION FOR REALTOR® MEMBERSHIP
THE TRAVERSE AREA ASSOCIATION OF REALTORS®**

SECTION I

I hereby apply for REALTOR® (primary, secondary, Designated) membership in the Traverse Area Association of REALTORS® (TAAR), and enclose my check in the amount of \$_____, which I understand will be returned to me in the event I am not accepted to membership.

In the event my application is approved, I agree as a condition of membership to complete the new member orientation course provided by TAAR. I further agree to abide by the Code of Ethics of the National Association of REALTORS®, which includes the duty to arbitrate, and the Constitution, Bylaws and Rules and Regulations of TAAR, the Michigan Association of REALTORS® and the National Association, and I further agree to complete satisfactorily a reasonable and nondiscriminatory online New Member Code of Ethics training.

I understand membership brings certain privileges and obligations that require compliance. Membership is final only upon approval by the Board of Directors and may be revoked should completion of requirements, such as orientation, not be completed within the timeframe established in the TAAR bylaws. I understand that I will be required to complete periodic Code of Ethics training as specified in the TAAR bylaws as a continued condition of membership.

Finally, I consent and authorize the Traverse Area Association of REALTORS®, through its Membership Committee or otherwise, to invite and receive information and comment about me from any Member or other person, and I agree that any information and comment furnished to the Association by any Member or other person in response to any such invitation shall be conclusively deemed to be privileged and not form the basis of any action by me for slander, libel, or defamation of character.

***NOTE:** Applicant acknowledges that if accepted as a Member and he/she subsequently resigns from TAAR or otherwise causes membership to terminate with an ethics complaint pending, the Board of Directors may condition renewal of membership upon applicant's certification that he/she will submit to the pending ethics proceeding and will abide by the decision of the Hearing Panel. If applicant resigns or otherwise causes membership to terminate, the duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while applicant was a REALTOR®.*

I hereby submit the following information for your consideration: (please print)

Name as shown on license: _____

Real Estate License #: _____ Date of Birth: _____

Licensed/certified Appraiser: Yes No Appraisal License #: _____

Name, as you want it to appear in Roster: _____

Name, as you want it to appear on listings: _____

Office Name: _____

Office Address: _____

Office Phone #: _____ Office Fax #: _____

Contact Phone Number you want to appear on listings: _____

E-Mail address: _____

Web Site address: _____

Cell Phone #: _____ Home Phone #: _____

Residence Address: _____

Preferred mailing: Office Home

Are you presently a member of any other Association of REALTORS®? Yes No

If yes, name of Association and type of membership held: _____

Have you previously held membership in any other Association of REALTORS®? Yes No

If yes, name of Association and type of membership held: _____

If you are now or have ever been a REALTOR®, indicate your NAR membership (NRDS) #: _____

and last date (year) of completion of NAR's Code of Ethics training requirement: _____

Have you been found in violation of the Code of Ethics or other membership duties in any Association of REALTORS® in the past three (3) years or are there any such complaints pending? Yes No
(If yes, provide details as an attachment)

Are you a principal, partner, corporate officer or branch office manager? Yes No

(If yes, you must also complete SECTION II of this application)

I hereby certify that the foregoing information furnished by me is true and correct, and I agree that failure to provide complete and accurate information as requested, or any misstatement of fact, shall be grounds for revocation of my membership if granted. I further agree that, if accepted for membership in the Association, I shall pay the fees and dues as from time to time established.

NOTE: Payments to the Traverse Area Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. No refunds.

By signing below I consent that the REALTOR® Associations (local, state, national) and their subsidiaries, if any (e.g., MLS, Foundation) may contact me at the specified address, telephone numbers, fax numbers, email address or any other means of communication available. This consent applies to changes in contact information that may be provided by me to the Association(s) in the future. This consent recognizes that certain state and federal laws may place limits on communications that I am waiving to receive all communications as part of my membership.

Signed: _____

Dated: _____

Authorized By: _____

Designated REALTOR® or Office Manager Signature

(Optional Information):

Specialty: Residential Commercial Resort International Other _____

How long with current real estate firm? _____ Previous real estate firm (if applicable)? _____

Number of years engaged in the real estate business? _____

SECTION II – FOR DESIGNATED BROKERS/BRANCH MANAGERS

Company Information: Sole Proprietor Partnership Corporation LLC (Limited Liability Company)

Your position: Principal Partner Corporate Officer Branch Office Manager

State the names and titles of all other principals, partners, or corporate officers of your firm:

Have you ever been refused membership in any other Association of REALTORS®? Yes No

If yes, state the basis for each such refusal and detail the circumstances related thereto:

Is the office address, as stated in Section I, your principal place of business? Yes No

If not, or if you have any branch offices, please indicate and give address:

(Name) (Address)

(Name) (Address)

Do you hold, or have you ever held, a real estate license in any other state? Yes No

If so, where: _____

Have you or your firm been found in violation of state real estate licensing regulations within the last three years? If yes, provide details:

Have you or your firm been convicted, adjudged, or otherwise recorded as guilty by a final judgment of any court of competent jurisdiction of a felony or other crime? If yes, provide details:

Are you or is any real estate firm in which you are a sole proprietor, general partner or corporate officer involved in any pending bankruptcy or insolvency proceeding or have you or any real estate firm in which you are a sole proprietor, general partner or corporate officer been adjudged bankrupt in the past three (3) years? If “yes”, provide details:

NOTE: Applicant acknowledges that if the applicant or any real estate firm in which the applicant is a sole proprietor, general partner, or corporate officer is involved in any pending bankruptcy or insolvency proceedings or has been adjudged bankrupt in the past three (3) years, the Association may require as a condition of membership that the bankrupt applicant pay cash in advance for Association and MLS fees for up to one (1) year from the date that membership is approved or from the date that the applicant is discharged from bankruptcy (whichever is later) or, in the event that bankruptcy proceedings are initiated subsequent to obtaining membership in the Association, that the member may be placed on a “cash basis” from the date that bankruptcy is initiated until one (1) year from the date that the member has been discharged from bankruptcy.

I hereby certify that the foregoing information furnished by me is true and correct, and I agree that failure to provide complete and accurate information as requested, or any misstatement of fact, shall be grounds for revocation of my membership if granted. I further agree that, if accepted for membership in the Association, I shall pay the fees and dues as from time to time established.

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I hereby certify that the foregoing information furnished by me is true and correct, and I agree that failure to provide complete and accurate information as requested, or any misstatement of fact, may be grounds for revocation of my membership if granted.

Signed: _____

Dated: _____

SECTION III - MLS PARTICIPATION AGREEMENT (All MLS Subscribers must sign)

I agree as a condition of participation in the Traverse Area Association of REALTORS® Multiple Listing Service to abide by the TAAR MLS Rules and Policies, and that familiarity and compliance with these rules are a prerequisite for continued MLS Participation. I have received a current copy of the MLS Rules and Regulations.

Initial _____

I agree as a condition of participation in the MLS to abide by all relevant Bylaws, Rules and Regulations and other obligations of participation including payment of fees. I further agree to be bound by the Code of Ethics on the same terms as outlined for Association Membership, including the obligation to submit to ethics hearings and the duty to arbitrate contractual disputes with other REALTORS® in accordance with the established procedures of above named association.

I understand that a violation of the Code of Ethics may result in termination of any MLS privileges and that I may be assessed an administrative processing fee which may be in addition to any discipline, including fines, that may be imposed.

As a Participant/Subscriber of the TAAR MLS, I assign to the service all right, title, and interest in copyrights in the text and photos submitted to the service.

MLS INTERNET DATA EXCHANGE

What is Internet Data Exchange/Broker Reciprocity? Simply, it is a system where IDX Brokers give each other permission to display their listings on each other's web sites. Brokers who participate in the IDX program can display all of each other's active listings. If as a Broker, you choose not to participate in IDX, no other Brokers will be permitted to display your listings.

By subscribing to the Multiple Listing Service you are automatically enrolled in the Internet Data Exchange program. Being a participant in the IDX program does not cost you anything, and it does not require you to do anything else. It is only if you wish to display IDX data on your web site that you need to take further steps.

Signed: _____

Dated: _____

New Member Fees (11/09/11)

Jan. 1 - Jan. 31, 2012	Application Fee	\$ 420.00
	Local Dues	105.00
	MAR Dues	150.00
	NAR Dues	155.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	8.00
	LAF Assessment	<u>8.00</u>
	TOTAL	\$1016.00

Feb. 1 - Feb. 28, 2012	Application Fee	\$ 420.00
	Local Dues	87.50
	MAR Dues	137.50
	NAR Dues	145.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	8.00
	LAF Assessment	<u>8.00</u>
	TOTAL	\$ 976.00

March 1 - March 31, 2012	Application Fee	\$ 420.00
	Local Dues	70.00
	MAR Dues	125.00
	NAR Dues	135.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	8.00
	LAF Assessment	<u>8.00</u>
	TOTAL	\$ 936.00

April 1 - April 30, 2012	Application Fee	\$ 420.00
	Local Dues	52.50
	MAR Dues	112.50
	NAR Dues	125.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	8.00
	LAF Assessment	<u>8.00</u>
	TOTAL	\$ 896.00

May 1 – May 31, 2012	Application Fee	\$420.00
	Local Dues	35.00
	MAR Dues	100.00
	NAR Dues	115.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	8.00
	LAF Assessment	<u>8.00</u>
	TOTAL	\$856.00
June 1 – June 30, 2012	Application Fee	\$420.00
	Local Dues	17.50
	MAR Dues	87.50
	NAR Dues	105.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	8.00
	LAF Assessment	<u>8.00</u>
	TOTAL	\$816.00
July 1 – July 31, 2012	Application Fee	\$420.00
	Local Dues	210.00
	MAR Dues	225.00
	NAR Dues	250.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	11.00
	LAF Assessment	<u>11.00</u>
	TOTAL	\$1,297.00
Aug. 1 – Aug. 31, 2012	Application Fee	\$420.00
	Local Dues	192.50
	MAR Dues	212.50
	NAR Dues	240.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	11.00
	LAF Assessment	<u>11.00</u>
	TOTAL	\$1,257.00
Sept. 1 – Sept. 30, 2012	Application Fee	\$420.00
	Local Dues	175.00
	MAR Dues	200.00
	NAR Dues	230.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	11.00
	LAF Assessment	<u>11.00</u>
	TOTAL	\$1,217.00

Oct. 1 – Oct. 31, 2012	Application Fee	\$420.00
	Local Dues	157.50
	MAR Dues	187.50
	NAR Dues	220.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	11.00
	LAF Assessment	<u>11.00</u>
	TOTAL	\$1,177.00
Nov. 1 – Nov. 30, 2011	Application Fee	\$420.00
	Local Dues	122.50
	MAR Dues	175.00
	NAR Dues	210.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	11.00
	LAF Assessment	<u>11.00</u>
	TOTAL	\$1119.50
Dec. 1 – Dec. 31, 2011	Application Fee	\$420.00
	Local Dues	122.50
	MAR Dues	162.50
	NAR Dues	200.00
	MAR New Member	20.00
	MLS New Member	150.00
	IMF Assessment	11.00
	LAF Assessment	<u>11.00</u>
	TOTAL	\$1,097.00