



APPLICATION FOR REALTOR® MEMBERSHIP

I hereby apply for REALTOR® Membership in the above named Association and am enclosing my payment in the amount of \$325.00 for an application fee **AND \$_____ for my _____ Year Dues payable to High Country Association of REALTORS®. Please refer to the attached fee sheet.** Dues will be returned to me in the event of non-election. Application fee and all REALTOR® dues are **NONREFUNDABLE**. I agree as a condition of membership to complete the orientation course of the above mentioned Association and failure to meet this requirement may result in having my membership terminated. In the event of my election and subsequent orientation, I agree to abide by the Code of Ethics of the National Association of REALTORS®, which include the duty to arbitrate, and the Constitution, Bylaws and Rules and Regulations of the above named Association, the State Association and the National Association, and if required, I further agree to satisfactorily complete a reasonable and non-discriminatory written examination on such Code, Constitutions, Bylaws and Rules and Regulations. I understand membership brings certain privileges and obligations that require compliance, **including but not limited to proper use of the term “REALTOR®” and the REALTOR® logo.** 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 association’s bylaws. I understand that I will be required to complete periodic Code of Ethics training **in addition to the initial orientation program within specified 4-year cycles** as a continued condition of membership.

I understand that if I am elected to membership, I will be required to take the following pledge:

In becoming a REALTOR® I pledge myself to protect the individual right of real estate ownership and to widen the opportunity to enjoy it; To be honorable and honest in all dealings; To see to better represent my clients by building my knowledge and competence; To act fairly towards all in the spirit of the Golden Rule; To serve well my community, and through it my country; To observe the REALTORS® Code of Ethics and conform my conduct to its lofty ideals.

Note: Applicant acknowledges that if accepted as a member and he/she subsequently resigns from the Association 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 proceedings 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®.

Please refer to the attached prorated fee sheet according to month joining and class of membership. Annual REALTOR® dues for the current year (includes membership in the North Carolina and National Associations of REALTORS®, but does NOT include membership in the Association’s MLS, which requires payment of a separate fee). Additionally, a lockbox key lease amount may be required as per the Associations MLS Rules and Regulations.

I hereby submit the following information for your consideration:

NAME (to be filled in exactly as name appears on real estate or appraisal license):

First: _____ Middle: _____ Last: _____

Email Address: _____ Real Estate License #: _____ SSN # *** ** _ _ _ _

Website Address: _____ **Date of Birth:** _____

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

NOTE: Copy of real estate or appraisal license must be attached to this application.

Office Name: _____

Office Street Address: _____ Office Mailing Address _____

Office Phone: _____ Office fax: _____

Home Address: _____
Street City State Zip

Home Phone: _____ Personal fax: _____

Home Mail Address: _____

Cell Phone: _____

Preferred Publication Mailing: Home Office Street Office Mail Alternate Member Mail Alternate

Preferred Phone: Home Office Cell

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: _____

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)

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: _____

Are you a principal, partner, corporate officer or branch office manager? Yes No **If yes, you must also complete 2nd page 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 High Country Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. **NO REFUNDS.** In the event I fail to maintain eligibility for membership, or discontinue membership, I understand I will not be entitled to a refund of dues and fees for any reason.

By signing below I consent that the REALTOR® Association (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 other means of communication available. I understand that my contact information is available to all members of this Association and on related websites. I further consent that all members may contact me via the aforementioned means in regards to all real estate related matters. 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.

I further acknowledge and understand that the Association may object to my use of any company name or Website name which, in the Association's sole determination, is confusingly similar to any name used in commerce by the Association or the Association's MLS and that the Association believes would leave the public confused.

Dated: _____ Signature: _____

The undersigned Designated REALTOR® hereby acknowledges that the applicant is affiliated with the firm.

Dated: _____ Designated REALTOR® Signature: _____

(Optional Information):

How long with current real estate firm? _____

Previous real estate firm (if applicable): _____

Number of years engaged in the real estate business: _____

Field of Business (Specialties): Residential Commercial Land Rentals

Languages spoken other than English: _____

SERVICE REQUEST

HIGH COUNTRY MULTIPLE LISTING SERVICE

Business Name: _____

Business Address: _____ City: _____

State: _____ Zip Code: _____ Business Phone: _____

Licensee/Broker Name: _____

Home Phone: _____

AS A PARTICIPANT IN MLS, I REQUEST SERVICE FOR THE ABOVE NAMED LICENSEE/BROKER AND AGREE TO PAY THE QUARTERLY SERVICE FEE.

PARTICIPANT SIGNATURE

To be read by the participant and licensee/broker and attested to by signature at the bottom of this agreement.

I have read and understand the bylaws, rules, and regulations of the High Country Multiple Listing Service, and I shall fully adhere to and comply with all the terms, conditions, and sanctions as therein stated and any changes made from time to time. I understand that if I do not comply with the bylaws, rules, and regulations of the MLS, that the board of directors may have the right to conduct a hearing of my alleged violation and impose sanctions. If I violate: the confidentiality of the MLS information, the ownership of the MLS compilations and copyrights, or the use of copyrighted MLS compilations as set forth in sections 10, 11, 12 and 13 of the rules and regulations, then I will be subject to the following sanctions:

1. For the first violation by the participant and/or the participant’s broker or licensee, a fine of \$250.00, or such remedial/educational programs as the board of directors deem appropriate, or both.
2. For the second violation occurring within two (2) years from the date of the first violation by the participant and/or the participant’s same broker or same Licensee, a fine of \$500.00, or such remedial/educational programs as the board of directors deems appropriate, or both.
3. For the third Violation occurring within two (2) years from the date of the first violation by the participant and/or the participant’s same broker or licensee, a fine of \$1,000.00 or suspension from the Multiple Listing Service for a period of time not to exceed six (6) months or both.

(NOTE)The sanctions to be imposed as set forth above in items 2 and 3 are to be imposed only when there is a violation for the second or third time within two (2) years from the date of the first offense by the same participant and/or the participants is in violation on three (3) separate occasions within two (2) years, then the participant of broker A will be subject to the sanctions as imposed in item 3 above. However, if broker A, broker B, broker C, and broker D of the same participant are in violation on different occasions and all violations occur within two (2) years from the date of the first violation, then the maximum sanctions will be those set forth in item 1.

In the event I violate any other rule or regulation other than as stated in the foregoing paragraph, then the board of directors shall have the right to impose a sanction that it deems reasonable and appropriate.

In the event that I am found in violation of a rule or regulation, then I have certain rights to appeal the imposition of sanctions in accordance with the rules and regulations and the bylaws of the MLS.

By signing this agreement, I fully understand the above and shall at all time comply with the terms, conditions, and sanctions as herein referred to.

Signature of Licensee

Signature of Participant (Broker-in-Charge)



P. O. Box 607 ♦ Boone, NC ♦ 28607 ♦ (828) 262-5437 ♦ (828) 262-1530 Fax
 realtor@highcountryrealtors.org

2012 FEE SCHEDULE

MONTH	LOCAL	NCAR	NAR	NAR SPECIAL ASSESSMENT	ORIENTATION/ APPLICATION	TOTAL
January	\$151.00	\$130.00	\$120.00	\$35.00	\$325.00	\$761.00
February	\$138.42	\$119.15	\$110.00	\$35.00	\$325.00	\$727.57
March	\$125.84	\$108.35	\$100.00	\$35.00	\$325.00	\$694.19
April	\$113.26	\$97.50	\$ 90.00	\$35.00	\$325.00	\$660.76
May	\$100.68	\$86.65	\$ 80.00	\$35.00	\$325.00	\$627.33
June	\$ 88.10	\$75.85	\$ 70.00	\$35.00	\$325.00	\$593.95
July	\$ 75.52	\$65.00	\$ 60.00	\$35.00	\$325.00	\$560.52
August	\$ 62.94	\$54.15	\$ 50.00	\$35.00	\$325.00	\$527.09
September	\$ 50.36	\$43.35	\$ 40.00	\$35.00	\$325.00	\$493.71
October	\$ 37.78	\$32.50	\$ 30.00	\$35.00	\$325.00	\$460.28
November	\$ 37.78	\$21.65	\$ 20.00	\$35.00	\$325.00	\$439.43
December	\$ 37.78	\$10.85	\$ 10.00	\$35.00	\$325.00	\$418.63

Primary REALTOR® dues include NAR, NCAR, High Country Association (local) and orientation/application fees. New agents ***must*** complete an orientation class. Orientation class may be required for returning or secondary members. Please contact the High Country Association office for details.

If you are joining as a secondary in state member, ***please provide documentation*** that you are a member in good standing with another Board and have paid NCAR & National dues. (Reduce payment – do not include NCAR, NCAR Special Assessment & NAR & Special Assessment)

If you are joining as a secondary out of state member, ***please provide documentation*** that you are a member in good standing with another Board and have paid National dues. (Reduce payment – NAR & Special Assessment)

If you are joining as a board of choice member, ***please provide documentation*** that you are a member in good standing with another Board and have paid NCAR & National dues. (Payment is \$325.00 orientation/application fee)

Once you have completed the Orientation Class your MLS service will be activated. MLS is through your firm and a monthly service fee (\$40 per agent - \$120 per quarter) is invoiced to the firm on a quarterly basis. The firm is responsible for payment of their quarterly invoice. Please coordinate payment of your service fee with your firm.

It is not mandatory for a firm to have lockbox keys. However, if the firm does decide to have keys, each broker in the office must have one. The purchase is a one-time fee of \$50.00 per key (includes reader). Lockboxes can be rented on a monthly basis at the rate of \$2.00 per month each. Payment of the keypad is expected no later than the last day of the Orientation class.