

2019 ST. CHARLES REALTORS®

Membership Application and New Membership Form

Return to: Membership@StCharlesREALTORS.com or Fax to: 636-946-2621



New Membership \_\_\_\_\_ Status Change \_\_\_\_\_

THIS CONTRACT CONTAINS A BINDING ARBITRATION PROVISION WHICH MAY BE ENFORCED BY THE PARTIES.

Membership Classification:

- Designated REALTOR® (Licensed Broker, Principal of Firm)
Verify if you would like office MLS access
REALTOR® (Licensed Broker)
REALTOR-ASSOCIATE® (Licensed Salesperson)
State Certified Appraiser
Appraiser Trainee (not yet licensed, working under a Certified Appraiser)

Association Classification:

- Primary Association
Secondary Association: \_\_\_\_\_

I am applying for membership in the St. Charles REALTORS® (hereafter "Association") and enclose the applicable Application Processing Fee (non-refundable) and Dues (see reverse) which I understand will be returned to me if I am not accepted into membership. In the event my application is approved, I agree as a condition of membership to complete the Association's Orientation Course and to thoroughly familiarize myself with the National Association of REALTORS®' (hereafter "NAR") Code of Ethics (hereafter "Code"), including the duty to arbitrate contractual disputes in accordance with the NAR Code of Ethics and Arbitration Manual and the Missouri Supplement thereto, and the Constitutions and Bylaws of the Association, the State Association, and NAR. I further authorize the Association to reasonably distribute my contact information. In addition, I specifically authorize the Association, Missouri REALTORS® and NAR to communicate with me at the addresses given or future addresses used in the course of business via U.S. Mail, email, telephone, phone text, and facsimile. I further agree that my act of applying dues shall evidence my initial and continuing commitment to abide by the aforementioned Code of Ethics, Constitutions, Bylaws, Rules and Regulations and duty to arbitrate, all as from time to time amended. I further irrevocably waive all claims against the Association, particularly as to its acts in electing or failure to elect, advancing, suspending, expelling or otherwise disciplining me as an applicant, or as a member. I consent that and authorize the Association, through its CEO 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 members 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. Upon expiration of said membership for any cause, I will discontinue using the term "REALTOR®" or "REALTOR-ASSOCIATE®."

Applicant acknowledges that the Association reserves the right to consider the following in determining an applicant's qualifications for Designated REALTOR®, REALTOR® or REALTOR-ASSOCIATE® membership: All findings of Code violations and violations of other membership duties, in any other association or board within the past three years; pending ethics complaints or hearings; unsatisfied disciplines pending; pending arbitration requests or hearings; unpaid arbitration awards or unpaid financial obligations to the Association's MLS, Mid-America Regional Information Systems, or any other MLS.

Applicant acknowledges that if accepted as a Member and s/he subsequently resigns or is expelled from membership in the Association with an ethics complaint or arbitration request pending, the Board of Directors may condition renewal of membership upon the applicant's verification that s/he will submit to the pending ethics or arbitration proceeding and will abide by the decision of the Hearing Panel; or if applicant resigns or is expelled from membership without having complied with an award in arbitration, the Board of Directors may condition renewal of membership upon his/her payment of the award, plus any costs that have previously been established as due and payable, in relation thereto, provided that the award and such costs have not, in the interim, been otherwise satisfied.

Name \_\_\_\_\_ (as shown on license) Nickname \_\_\_\_\_ Email \_\_\_\_\_

Home Address \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Cell phone \_\_\_\_\_ Birth date \_\_\_\_\_ Military Service \_\_\_\_\_

Name of Firm \_\_\_\_\_ Office Phone Number \_\_\_\_\_

Office Address \_\_\_\_\_ Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

[ ] YES [ ] NO Have you held membership previously in any Association of REALTORS®? If yes, where? \_\_\_\_\_

[ ] YES [ ] NO Have you ever been disciplined by the Missouri Real Estate Commission or any other Association in another state with similar responsibilities? If yes, please attach a separate sheet explaining the nature of this discipline.

[ ] YES [ ] NO Have you ever been suspended, expelled from, or denied membership in a Real Estate Association? If yes, please attach a separate sheet explaining.

[ ] YES [ ] NO Have you ever been adjudged in violation of any civil rights laws, federal, state or local?

[ ] YES [ ] NO Have you ever been adjudged in violation of any other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities?

Date Started in Real Estate Business \_\_\_\_/\_\_\_\_/\_\_\_\_ [ ] Real Estate or [ ] Certified Appraiser License Number \_\_\_\_\_

I understand that Article 17 of the Code provides for arbitration of controversies that may hereafter arise between myself and other REALTORS® and that by my application to the Association and its subsequent acceptance of said application, I am contracting to arbitrate any such dispute. My signature below acknowledges that I have read completely and understand this entire application and the duties incumbent on all applicants. My signature further certifies that all statements or representations I have made herein are truthful. Finally, my signature represents my agreement to abide by the membership duties and arbitration requirements.

APPLICANT SIGNATURE DATE

DESIGNATED REALTOR® AUTHORIZATION DATE (Primary Membership Only)

**AUTO PAYMENT OPTION** – check box and sign below: I hereby authorize the Association to keep my credit card information on my record for ease in paying future charges, until further written notice by me. I understand that it is my responsibility to notify the Association of any change to my charge card (i.e., expiration date, etc.).

Card No: \_\_\_\_\_ Exp: \_\_\_\_\_ CVV Code: \_\_\_\_\_

Signature: \_\_\_\_\_ Billing Zip Code: \_\_\_\_\_

<b>Membership Dues Proration</b>													
<b>Per month:</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>AppFee</b>
<b>Designated REALTOR®*</b>													
State	155.00	142.08	129.16	116.24	103.33	90.41	77.50	64.58	51.66	38.75	25.83	12.92	200.00
Issues Reserve Fund	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	
National	150.00	137.50	125.00	112.50	100.00	87.50	75.00	62.50	50.00	37.50	25.00	12.50	
National Assessment	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	
Local	<u>199.00</u>	<u>182.42</u>	<u>165.83</u>	<u>149.25</u>	<u>132.67</u>	<u>116.08</u>	<u>99.50</u>	<u>82.92</u>	<u>66.33</u>	<u>49.75</u>	<u>33.17</u>	<u>16.58</u>	<u>50.00</u>
<b>Total</b>	<b>579.00</b>	<b>537.00</b>	<b>495.00</b>	<b>453.00</b>	<b>411.00</b>	<b>369.00</b>	<b>327.00</b>	<b>285.00</b>	<b>243.00</b>	<b>201.00</b>	<b>159.00</b>	<b>117.00</b>	<b>250.00</b>
<b>REALTOR®/REALTOR-ASSOCIATE®</b>													
State	140.00	128.34	116.67	105.00	93.33	81.66	70.00	58.33	46.66	34.99	23.33	11.66	200.00
Issues Reserve Fund	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	
National	150.00	137.50	125.00	112.50	100.00	87.50	75.00	62.50	50.00	37.50	25.00	12.50	
National Assessment	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	
Local	<u>199.00</u>	<u>182.42</u>	<u>165.83</u>	<u>149.25</u>	<u>132.67</u>	<u>116.08</u>	<u>99.50</u>	<u>82.92</u>	<u>66.33</u>	<u>49.75</u>	<u>33.17</u>	<u>16.58</u>	<u>50.00</u>
<b>Total</b>	<b>564.00</b>	<b>523.25</b>	<b>482.50</b>	<b>441.75</b>	<b>401.00</b>	<b>360.25</b>	<b>319.50</b>	<b>278.75</b>	<b>238.00</b>	<b>197.25</b>	<b>156.50</b>	<b>115.75</b>	<b>250.00</b>
<b>APPRAISER TRAINEE (not yet licensed, working under a Certified Appraiser)</b>													
State	140.00	128.33	116.67	105.00	93.33	81.67	70.00	58.33	46.67	34.99	23.33	11.67	200.00
Issues Reserve Fund	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	40.00	
National	150.00	137.50	125.00	112.50	100.00	87.50	75.00	62.50	50.00	37.50	25.00	12.50	
National Assessment	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	
Local	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>47.00</u>	<u>50.00</u>
<b>Total</b>	<b>412.00</b>	<b>387.83</b>	<b>363.67</b>	<b>339.50</b>	<b>315.33</b>	<b>291.17</b>	<b>267.00</b>	<b>242.83</b>	<b>218.67</b>	<b>194.49</b>	<b>170.33</b>	<b>146.17</b>	<b>250.00</b>

\*Note: The Designated REALTOR® assessment is as listed plus an amount equal to the REALTOR-ASSOCIATE® dues times the number of salespersons with his/her firm who are not REALTOR® or REALTOR-ASSOCIATE® members (non-member dues).

- Part of your 2019 dues structure includes \$40 that will be set aside by the Missouri REALTORS® to be used for issues activity. These monies will fund an "issues reserve fund" and may be used in the discretion of the Association to promote or oppose issues that affect REALTORS®.
- Your 2019 dues includes a \$35.00 mandatory assessment by the National Association of REALTORS® for all REALTOR® and REALTOR-Associate® members to fund a nationwide Consumer Advertising campaign (formally known as the Public Awareness Campaign) which includes radio, TV network and cable ads highlighting the value a REALTOR® brings to a transaction and stressing the importance of using a REALTOR®. The entire \$35 Consumer Advertising Campaign assessment qualifies as fully deductible.
- Dues payments are not deductible as charitable contributions for income tax purposes. However, dues payments may be deductible as an ordinary business expense. It is recommended that you contact your personal tax adviser about business deductions.
- Contributions to RPAC are not deductible for federal income tax purposes. Contributions are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. You may refuse to contribute without reprisal. Your contribution is split between National RPAC and the State PAC in your state. Contact your State Association or PAC for information about the percentages of your contribution provided to National RPAC and to the State PAC. The National RPAC portion is used to support federal candidates and is charged against your limits under 52 U.S.C. 30116.
- Missouri REALTORS PAC, Inc. may not accept contributions from corporations, associations or partnerships formed outside of chapters 347 to 360, RSMo, natural persons who are not United States citizens, foreign governments, foreign corporations other than foreign LLCs registered to do business in Missouri, other state political action committees, candidate committees, political party committees, campaign committees, exploratory committees, or debt service committees. Article VIII, Section 23.3(12) & (16).
- The Budget Reconciliation Act of 1993 contains a provision that eliminates the deductibility of lobbying expenses of corporations and trade associations as a business expense for federal income tax purposes. Therefore, the 2019 dues paid to local, state and national associations will be nondeductible to the extent of that association's lobbying expenditures on state and federal issues. Since your local Board/Association has less than \$2,000 of expenses for lobbying on state and federal issues, the nondeductible portion of your Local Board's/Association's dues is zero. Please note below, the amount of state and national dues which REALTORS® and REALTOR-Associate® are not able to deduct on their federal tax returns as business expenses.

**Estimated Lobbying Expense Percentage - Non-Deductible Portion**

**National Association of REALTORS®:**

43% or \$64.50 (Annual NAR Dues, \$150.00)

**Missouri REALTORS®:**

30% or \$58.50 (Annual Designated REALTOR® State Dues, \$195)

30% or \$54 (Annual REALTOR®/Realtor Associate® State Dues, \$180)

Total non-deductible portion (Designated Realtors®) \$110.50; total non-deductible portion (Realtors®, Realtor-Associates®) \$106

7. Dues are non-refundable.

8. Applicant understands that any invoices owed to the Association which are not paid within 30 days are subject to 1.5% per month service charge and a \$10 per invoice charge.