

St. Charles County Association of REALTORS®

The Voice for Real Estate® in St. Charles County

Membership Application and New Membership Form



New Membership _____ Status Change _____

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

Membership Classification:

- Designated REALTOR®, REALTOR®, REALTOR-ASSOCIATE®, State Certified Appraiser, Appraiser Trainee

Association Classification:

- Primary Association, Secondary Association*

*Please state your Primary Association:

I am applying for membership in the St. Charles County Association of 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, the Missouri Association of 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 _____ Nickname _____
(As shown on license)
Name of Firm _____ Phone _____
Office Address _____
Street City State Zip
Residence Address _____
Street City State Zip
Home Phone: _____ Cell phone: _____ Birth date: _____
Office Fax Number: _____ E-mail Address: _____

- Have you held membership previously in any Association of REALTORS®? If yes, where?
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.
Have you ever been suspended, expelled from, or denied membership in a Real Estate Association? If yes, please attach a separate sheet explaining.
Have you ever been adjudged in violation of any civil rights laws, federal, state or local?
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 ____/____/____

License Type and Number _____ 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® SIGNATURE
(Primary membership only)

DATE

DUES ARE NOT REFUNDABLE

Membership Dues

Dues Proration per month:	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	App Fee
Designated REALTOR®*													
State	137.00	125.58	114.17	102.75	91.33	79.92	68.50	57.08	45.67	34.25	22.83	11.42	200
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	120.00	110.00	100.00	90.00	80.00	70.00	60.00	50.00	40.00	30.00	20.00	10.00	
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>196.00</u>	<u>180.00</u>	<u>164.00</u>	<u>147.00</u>	<u>131.00</u>	<u>115.00</u>	<u>98.00</u>	<u>82.00</u>	<u>66.00</u>	<u>49.00</u>	<u>33.00</u>	<u>17.00</u>	<u>50</u>
TOTAL	528.00	490.58	453.17	414.75	377.33	339.92	301.50	264.08	226.67	188.25	150.83	113.42	250

REALTOR®/REALTOR-ASSOCIATE®

State	122.00	111.83	101.67	91.50	81.33	71.17	61.00	50.83	40.67	30.50	20.33	10.17	200
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	120.00	110.00	100.00	90.00	80.00	70.00	60.00	50.00	40.00	30.00	20.00	10.00	
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>196.00</u>	<u>180.00</u>	<u>164.00</u>	<u>147.00</u>	<u>131.00</u>	<u>115.00</u>	<u>98.00</u>	<u>82.00</u>	<u>66.00</u>	<u>49.00</u>	<u>33.00</u>	<u>17.00</u>	<u>50</u>
TOTAL	513.00	476.83	440.67	403.50	367.33	331.17	294.00	257.83	221.67	184.5	148.33	112.17	250

APPRAISER TRAINEE (not yet licensed, working under a Certified Appraiser)

State	122.00	111.83	101.67	91.50	81.33	71.17	61.00	50.83	40.67	30.50	20.33	10.17	200
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	120.00	110.00	100.00	90.00	80.00	70.00	60.00	50.00	40.00	30.00	20.00	10.00	
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>44.00</u>	<u>40.00</u>	<u>37.00</u>	<u>33.00</u>	<u>29.00</u>	<u>26.00</u>	<u>22.00</u>	<u>18.00</u>	<u>15.00</u>	<u>11.00</u>	<u>7.00</u>	<u>4.00</u>	<u>50</u>
TOTAL	361.00	336.83	313.67	289.50	265.33	242.17	218.00	193.83	170.67	146.50	122.33	99.17	250

*Note: The Designated REALTOR® assessment is as listed plus an amount equal to REALTOR-ASSOCIATE® assessment times the number of salespersons with his/her firm who are not REALTOR-ASSOCIATES®.

Contributions to RPAC are voluntary and are good business insurance; they are used to prevent over-regulation and detrimental legislation which could affect your daily business. RPAC also protects your customers' and clients' private property rights. Please contribute your FAIR SHARE!

NOTICES

- Part of your 2012 dues structure includes \$40 that will be set aside by MAR 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®.
- The Budget Reconciliation Act of 1993 contains a provision which eliminates the deductibility of lobbying expenses of corporations and trade associations as a business expense for federal income tax purposes. Therefore, the 2012 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 Association has less than \$2,000 of expenses for lobbying on state and federal issues, the nondeductible portion of your Association's dues is zero. Please note the amount of state and national dues which REALTORS® are not able to deduct on their federal tax returns as business expenses.

<u>Estimated Lobbying Expense Percentage</u>	<u>Non-Deductible Portion</u>
NAR: 31% (Annual Dues \$120)	\$37
MAR: 26%	
Designated REALTOR® (Annual Dues \$177)	\$46
REALTOR®, REALTOR-ASSOCIATE®, (Annual Dues \$162)	\$42
Total Non-Deductible Portion (Designated REALTORS®)	\$83
Total Non-Deductible Portion (REALTORS®, REALTOR-ASSOCIATES®)	\$79

3. Contributions to RPAC are also voluntary and are used for political purposes. You may refuse to contribute without reprisal and NAR or any of its state associations or local boards will not favor or disfavor any member because of the amount contributed. 70% of each contribution is used by your state PAC to support state and local political candidates. Until your state PAC reaches its RPAC goal, 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a; after the state PAC reaches its RPAC goal it may elect to retain your entire contribution for use in supporting state and local candidates.

4. The Center is a 501(c)(3) not-for-profit foundation to which contributions are tax deductible. The CENTER is the charitable foundation of the Missouri Association of REALTORS® and its 37 local Boards. The CENTER coordinates prestigious high school programs, emphasizing the importance of private enterprise, entrepreneurship and the right to own property. The CENTER gives REALTORS® an opportunity to be involved with consumer and business education in their communities by supporting and promoting these programs in local schools. It also handles the notable REALTOR® license plate program. The suggested minimum \$25 contribution to the CENTER is voluntary.

5. Dues payments are not deductible as charitable contributions for federal income tax purposes; however, dues payments may be deductible as an ordinary business expense.

6. Dues are non-refundable.

7. Base dues include a MAR e-newsletter and "REALTOR®" magazine (NAR). If you do not wish to receive the listed publications, please send your opt-out notice to MAR in writing at MAR, Membership Dept., 2601 Bernadette Pl., Columbia, MO 65203.

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 \$10.00 per invoice charge.

9. Your 2012 dues include a \$35 mandatory assessment by NAR of all REALTOR®/REALTOR-ASSOCIATE® members to fund a nationwide public awareness campaign that includes TV network and cable ads highlighting the value a REALTOR® brings to a transaction and stressing the importance of using a REALTOR®. Please note that the entire \$35 Public Awareness Campaign special assessment qualifies as fully deductible.

(REALTOR® and REALTOR-ASSOCIATES® membership includes MAR and NAR)