

Northwest Montana Association of REALTORS®

110 Cooperative Way
Kalispell, MT 59901
406-752-4313 nmar.com

2008-2009 Application for NMAR Membership

Terms of this agreement and membership obligations of the Code of Ethics of NAR are subject to arbitration in accordance with the Montana Code annotated Chapter 27 Title 5 and the procedures of NAR.

All applicants are required to complete SECTION I.

I, _____ hereby apply for REALTOR®

Primary or Secondary membership in NMAR, and enclose my check in the amount of \$ 250, which I understand will be returned to me if I am not accepted to membership. If my application is approved, I agree as a condition of membership to complete the orientation course, within 60 days. On my own initiative I will **thoroughly** familiarize myself with the Code of Ethics of the National Association of REALTORS®, including the duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Association and the Constitution, Bylaws, and Rules and Regulations of the above named Association, the State Association and the National Association. I further agree to complete satisfactorily a reasonable and nondiscriminatory written examination covering such Code, Constitutions, Bylaws, Rules and Regulations, and duty to arbitrate. I further agree that my act of paying 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 agree that, if accepted for membership in the Board, I shall pay the fees and dues as from time to time established.** Finally, I consent and authorize the Association to invite and receive information and comment about me from the Montana Board of Realty Regulation or any Member or other person and I agree that any such 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: NMAR and NMAR, MLS require a photo ID presented in person by all applicants for membership or Participation. If a rare or extreme circumstance should arise that makes this not possible then the application will be considered by the Board of Directors with legal counsel's guidance and a letter from the applicant stating why it is not possible to appear with a photo ID. Lock box keys will not be granted without presenting a photo ID in person. Lockbox keys may not be issued to registered sex offenders.

NOTE: Applicant acknowledges that if accepted as a Member and he/she 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 applicant's verification that he/she 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 been established previously as due and payable in relation thereto, provided that the award and such costs have not, in the interim, been otherwise satisfied.

NOTE: Applicant acknowledges that if he/she is accepted into membership and subsequently resigns and is a non-member for one year or longer, membership application process, including payment of application fee, must begin anew.

NOTE: Dues payments to the Northwest Montana Association of REALTORS® are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses.

NOTE: *If at any time after my acceptance into Northwest Montana Association of REALTORS®, a background check should disclose any unreported, unethical or adverse issue on my part, I understand that my membership could be restricted to limited services and or termination or suspension.*

SECTION I

I hereby submit the following information for your consideration:

Name as shown on license _____
(Please Print)

License No. _____ First licensed in the state of Montana _____
(Month/date/year)

Specify (circle one): Broker Salesperson Other _____

Username (**must provide**) _____
(Numbers and/or letters, at least four & no more than nine)

Home Address (**physical**) _____
(Street) (City) (State) (Zip)

Home Address (**mailing**) _____
(Street) (City) (State) (Zip)

Home Phone _____ Cell Phone _____

Personal E-mail address _____

Office Name _____

Office Address _____
(City) (State) (Zip)

Office Phone: _____ Office Fax: _____

Office E-mail address _____

The address the National Association of Realtors mailings sent to: ___ Home ___ Office?

Are you a principal, partner, corporate officer or branch office manager? ___ Yes ___ No **If so, you must also complete page 3 of this application.**

Do you hold, or have you held, a real estate license in any other state? ___ Yes ___ No
If yes, specify: _____

Has your real estate license, in this or any other state been suspended or revoked? ___ Yes ___ No
If yes, specify the place(s) and date(s) of such action and detail the circumstances relating thereto.

Are there any disciplinary matters completed or pending with your real estate license in either this state or another state?
___ Yes ___ No If yes, specify the state, date, and circumstances relating thereto.

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: _____

Are you a member of any other Real Estate board **NOT** affiliated with the National Association of REALTORS®?
___ Yes ___ No

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

Are you a member of an Institute, Society, or Council affiliated with the National Association of REALTORS®?

___ Yes ___ No

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

What professional designations, if any, do you hold? _____

An applicant for Institute Affiliate Membership shall supply to the Membership Committee evidence that applicant holds a professional designation awarded by a qualified Institute, Society or Council affiliated with the NATIONAL ASSOCIATION OF REALTORS® that addresses a specialty area other than residential brokerage or who otherwise holds a class of membership in such institute, Society or Council that confers the right to vote or hold office and shall agree, if elected to membership, to abide by the constitution, Bylaws and Rules and Regulations of the local Board, the State Association, and National Association.

Please indicate the category of membership to which you are applying.

- Institute Affiliate Affiliate Public Service
 Honorary Student Regular REALTOR®

Have you participated in a Multiple Listing Service? ___ Yes ___ No

If yes, where: _____
(Name of MLS) (City, State) (Phone)

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.)

Have you ever been convicted of a felony? ___ Yes ___ No (If yes, provide details in a sealed envelope marked "CONFIDENTIAL".)

Are you a registered sex offender in any state or jurisdiction? ___ Yes ___ No

Are you now employed or engaged in any other business or profession? ___ Yes ___ No

If yes, position and location: _____

Will others at that location have access to your computer while you are using Association or MLS Services?

___ Yes ___ No

I hereby certify that the foregoing information furnished by me is true and correct. 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. I will attend Association Orientation on _____ at 8:30 AM and MLS Orientation on _____ at 8:30 AM, both of which are at the Association Office. I agree that, if accepted for Membership in the Association, I shall pay the fees and dues as from time to time established.

Dated: _____ Signed: _____
(Applicant's Signature)

SECTION III

INFORMATION FURNISHED UNDER SECTION III WILL NOT BE USED IN EVALUATING AN APPLICANT'S QUALIFICATIONS FOR MEMBERSHIP. INFORMATION SUPPLIED UNDER SECTION V IS NOT REQUIRED, BUT WILL ASSIST THE ASSOCIATION IN ESTABLISHING HISTORICAL DATA REGARDING ITS MEMBERS.

PERSONAL DATA

Place of birth _____
(City or County) (State)

Date of birth _____/_____/_____ Ethnic/National Origin _____

Highest level of education completed _____

First entered real estate business _____/_____/_____, at _____
(City) (State)

Have you been engaged continuously in the business since then? Yes No

If "No", what years were you in the business? _____

How many years have you been active in the real estate profession? _____

Salesperson _____ years Broker _____ years Other _____ years

In what phase of real estate do you specialize? _____

In what other business have you been engaged?

_____ from _____ to _____ at _____
(City)

_____ from _____ to _____ at _____
(City)

_____ from _____ to _____ at _____
(City)

The Association has several volunteer Committees. Please circle the name(s) of the on Committees which you would be interested in serving:

Affordable Housing

Bylaws

Budget/Finance

Education

Government Affairs

Issues/Mobilization

Membership/Orientation

Public Relations & Image/Equal Opportunity (P.R. I. M. E. O)

RPAC (REALTOR Public Awareness Campaign)

Professional Standards

Subcommittee: Ethics

Subcommittee: Arbitration

Subcommittee: Mediation

Subcommittee: Grievance

Northwest Montana Association of REALTORS® and MLS, Inc
110 Cooperative Way
Kalispell, Montana 59901
(406) 752-4197 FAX (406) 752-7834
Email: nmar@mlsnmar.com

REALTOR® Association and MLS Personal Marketing Consent Form

Name: _____

Office: _____

Address: _____

City, State, Zip: _____

Phone: _____

Fax: _____

Email: _____

(This is the email address where I will receive bulletins from the organizations listed below)

I understand that by providing the above mailing address(es), email address(es), telephone number(s), and fax number(s), I consent to receive communication from Northwest Montana Association of Realtors, MLS Inc., Montana Association of Realtors, and the NATIONAL ASSOCIATION OF REALTORS® via U.S. mail, email, telephone, or facsimile at those number(s)/location(s).

Signature: _____

Date: _____

**NORTHWEST MONTANA ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE (MLS)
SUBSCRIBER COVENANT**

I understand and agree that as a subscriber to the Northwest Montana Association of REALTORS® Multiple Listing Service, I am subject to the rules and regulations of the MLS. Some of these rules apply to the confidentiality of MLS information.

Section 10 – Confidentiality of MLS Information: Any information provided by the Multiple Listing Service to the Participants shall be considered official information of the Service. Such information shall be considered confidential and exclusively for the use of Participants and real estate licensees affiliated with such Participants and those participants who are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property and licensed or certified appraisers affiliated with such participants.

Section 12 – Distribution: Participants shall, at all times, maintain control over and responsibility for each copy of any MLS compilation leased to them by the MLS and shall not distribute any such copies to persons other than subscribers....

I agree that no exact measure of the damage to be caused to the MLS and its members by a breach of my covenants contained herein can be determined, and for the purpose of liquidating the amount of damages, and not as a penalty, it is agreed that in case of a breach by me of this agreement, the damages caused shall be and are fixed, liquidated and determined at the sum of ONE THOUSAND FIVE HUNDRED AND NO/100THS (\$1,500.00) DOLLARS. I understand that these damages may be collected from me in addition to any other action that may be taken against me, including my suspension or expulsion from the Service. The MLS is give the right to recover the sum from me by appropriate action in accordance with the Rules and Regulations of the MLS.

Dated this _____ day of _____, _____

Subscriber