



COST TO BECOME A Full Realtor Member

A full Realtor Member pays the local, state and national dues through Grand County, and considers Grand County to be their primary Board.

- New Member Application Fee \$500.00
 - \$200 to Board (one time fee)
 - \$300 to MLS (one time fee)

- Local Board Dues \$300.00 annual (prorated monthly)
- CAR Dues \$ 130.00 annual (prorated monthly)
- NAR Dues \$ 80.00 annual (prorated monthly)
- NAR Special Assessment Fee 2011 \$ 35.00 annual

TOTAL AMOUNT TO JOIN as of January 1: \$1,045.00

For prorated local, state and national dues, please call the Board office at 970-887-9588.



I, the undersigned, hereby apply for membership as:

_____ Designated REALTOR (sole proprietor, partner, or corporate officer of a real estate or appraisal firm)

_____ REALTOR (Licensed real estate agent or certified appraiser)

_____ Secondary-REALTOR (primary membership with another Board/Association)

In the Grand County Board of REALTORS as indicated above 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 indoctrination course of the Grand County Board of REALTORS and otherwise on my own initiative to thoroughly familiarize myself with the Code of Ethics of the National Association of REALTORS, including the obligation to arbitrate any future business disputes in accordance with the Board arbitration procedures. I also agree to abide by the Constitution, Bylaws, and Rules and Regulations of the Grand County Board of REALTORS, the Colorado Association of REALTORS, and the National Associations of REALTORS, and if required, I further agree to satisfactorily complete a reasonable and nondiscriminatory written examination covering such Code, Constitutions, Bylaws, Rules and Regulations. I consent and authorize the Board through its Membership Committee or otherwise, to invite and receive information and comment furnished to the Board by any 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.

An applicant for REALTOR Membership who is a sole proprietor, partner, corporate officer, or branch office manager of a real estate firm shall supply evidence satisfactory to the Membership Committee that he is actively engaged in the real estate profession, and maintains a current, valid real estate broker's or salesperson's license or is licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, has a place of business within the state or a state contiguous thereto (unless a secondary member), has no record of recent or pending bankruptcy, and has no record of official sanctions involving unprofessional conduct.

The Board/Association will also consider the following in determining an applicant's qualifications for REALTOR membership:

1. All final findings of Code of Ethics violations and violations of other membership duties in any other association within the past three (3) years
2. Pending ethics complaints (or hearings)
3. Unsatisfied discipline pending
4. Pending arbitration requests (or hearings)
5. Unpaid arbitration awards or unpaid financial obligations to any other association or association MLS

NOTE: Applicant acknowledges that: 1) failure to complete the indoctrination course within 6 months of making application shall result in forfeiture of all dues and fees; and 2) 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 the applicant's verification the 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 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 real estate license or appraiser certification)

REAL ESTATE OR APPRAISER CERTIFICATION NUMBER: _____

Is this license or appraiser certification in good standing with the State of Colorado? _____

COMPANY NAME: _____

COMPANY ADDRESS: _____

Home Address: _____

FAX #: _____ PHONE #: _____

Home Fax#: _____ Home Phone# _____

E-MAIL: _____

Social Security Number: _____ Birthday: _____

In what phase of real estate do you specialize?

Residential **Commercial** **Property Mgmt** **Appraisal** **Other** _____

Date licensed/certified in this State _____ 20 _____,

and continuously licensed/certified since _____ 20 _____.

Have you previously held membership in any other Board/Association of REALTORS ? _____

If yes, name each such Board/ Association, type of membership held, and dates establishing the time period

for which membership held: _____ .

Have you paid REALTOR dues to another Board/ Association of REALTORS during this current year ?

Yes _____ No _____ If yes, explain _____.

APPLICANTS FOR DESIGNATED REALTOR ONLY:

My position with the firm noted herein is: Principal _____ Partner _____ Corporate Officer _____
Trustee _____ Employee _____ Independent Contractor _____

If other than above, please explain: _____

Names and titles of other Principals, Partners, Corporate Officers, or Trustees of this firm: _____

I understand and agree that as Designated REALTOR with the real estate or appraiser office name herein, I am fully responsible for all dues and fees for services that I request and receive prior to completing the Board membership application process. I also understand and agree that if accepted for membership, I will pay all dues and fees as are from time to time established, and that the total amount of dues for which I will be personally and individually liable and reasonable, as Designated REALTOR of the firm or office named herein, shall be in such amount as established annually by the Board of Directors for myself, plus an amount times the number of real estate licensees or certified appraisers employed by or otherwise affiliated with my firm or office who are not themselves REALTOR members of the Board.

Applicants for REALTOR Membership shall be granted provisional membership immediately upon submission of a completed application form and remittance of applicable association dues and any application fee. Provisional members shall be considered REALTORS and shall be subject to all of the same privileges and obligations of membership. Provisional membership is granted subject to subsequent review of the application by the Board of Directors. If the Board of Directors determines that the individual does not meet all of the qualifications for membership as established in the association's bylaws, or, if the individual does not satisfy all of the requirements of membership (for example, completion of an 8-Hour Ethics and Professional Practice class) within a time frame to be established by the Board of Directors, 6 months from the date of receipt of their application, membership may, at the discretion of the Board of Directors, be terminated.

FOR ALL APPLICANTS: 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 agree that, if accepted for Membership in the Board, I shall pay the fees and dues as from time to time are established.

Signed: _____ Date: _____

Payments to Grand County Board of REALTORS are not deductible as charitable contributions for Federal income tax purposes, however, they may be deductible under other provisions of the Internal Revenue code.

PAYMENT

Please make checks payable to GCBOR

Credit Card Payment: VISA ___ MC ___ # _____

Exp

Date _____ Billing Zip Code: _____

Grand County Board of REALTORS
PO Box 466 Granby, Co. 80446
Ph.970-887-9588, Fax 970-887-9517
MLS PARTICIPATION AGREEMENT

(For MLS access by REALTOR (principals) or a firm comprised of REALTOR (principals) who are not members of the board/association.)

Name

Office Name

Office Address

Home Address

Office PhoneHome Phone.....

Office Fax

E-mail address

Primary Board or Association

Board Phone Number

Real Estate License/Appraiser Certification number

NRDS#.....

Social Security numberBirthday.....

I agree as a condition of participation in the MLS to abide by all relevant Bylaws, Rules and other obligations of participation including payment of fees. I further agree to be bound by the Code of Ethics on the same terms and conditions as board/association member 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 the board/association. I understand that violation of the Code of Ethics may result in termination of my 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. I confirm that I currently, and will on a continual and ongoing basis in the operation of my real estate business activities, actively endeavor to list real property of the type filed with the MLS and/or accept offers of cooperation and compensation made by other Participants through the MLS. I agree that I must continue to engage in such activities during my participation in the MLS. I acknowledge that failure to abide by these conditions of participation on an ongoing basis may result in potential suspension or termination of MLS participatory rights after a hearing in accordance with the MLS's established procedures.

**Note: A thirty day written notice is required to terminate your MLS subscription. A new application fee will be charged to reactivate the subscription once terminated.*

Signature Date

PAYMENT

Checks should be made payable to GCBOR.

Credit Card Payment: VISA ___ MC ___ #.....
Exp. Date.....

MLS BOOK ORDERS

MLS Books are \$16.50 – MLS Quarterly Sold Books are \$9.50 (please choose one)

_____I would like the Monthly MLS book _____I would like the quarterly sold books.

Date received_____