



2018 Primary and Secondary Application

The Summit Association of REALTORS® is thrilled you are seeking membership to our organization. Please read the applications carefully and complete all applicable sections.

The Process for Membership:

- ✓ **Applications needs to be received before the first of the month you wish to begin participation**, along with payment for the one-time Application fee, Association and MLS Dues, a copy of your Driver's License and the Broker Statement. The fee schedule is attached.

The MLS Board of Directors and The SAR Board of Directors will review your application at the monthly Board of Directors meeting. New applicants for membership will receive an email regarding the outcome of the board decision the business day after the SAR Board of Directors Meeting by 5:00 PM.

- ✓ **Once approved, your membership in the Summit Association of REALTORS® is conditional until your completion of the following three requirements.** You must complete these courses within 2 course offerings of each class or training, from the date you are approved for membership. The Summit Association of REALTORS® does not exempt any members from these requirements. We do not offer the Orientation or MLS Training on line, you must take them at the association.

-New Member Orientation

-MLS Training

-3 CE Hour Ethics Course (within 3 months)

Classes are scheduled with notification to the new member by email. The new member is required to take a “3 HOUR ETHICS & PROFESSIONAL STANDARDS” class, and shall pass such reasonable and nondiscriminatory written examination thereon as may be required by the Committee, within 90 days of being accepted, and shall agree that if elected to membership, he or she will abide by such Constitution, Bylaws, Rules and Regulations, and Code of Ethics. Also, once you have completed the “3 Hour Ethics”, to remain a member in good standing you are required to complete another “3 Hour Ethics” class once every cycle.

- ✓ **Your Designated REALTOR® must be a member in order for Broker Associates/Agents to become members.**

DESIGNATED REALTOR®/RESPONSIBLE BROKER: A “Designated REALTOR®” is defined as the sole proprietor, partner, or corporate officer of a real estate or appraisal firm, or an individual exercising management control of such firm. Your dues will equal the amount indicated below plus that amount times the number of real estate “Broker Associates” and “Licensed or Certified Appraisers” who are employed by or affiliated as independent contractors, or who are otherwise directly or indirectly licensed with you and (2) are not REALTOR Members of any Association in the state or Institute Affiliate Members of the Association.

Please do not hesitate to contact Mikel Traweck, Membership Director, or myself, if you have any questions.

Welcome!

Sarah Thorsteinson
Chief Executive Officer

Please submit this application to Mikel Traweck at Mikel@SARSummit.com

APPLICATION FOR REALTOR® MEMBERSHIP
Summit Association of REALTORS®
P.O. 2397/ 352 Lake Dillon Drive
Dillon, CO 80435
970-468-8700

I hereby apply for REALTOR® Membership in the above-named Board and am enclosing my payment for a **one-time application fee**, as well as my **2018 dues**. I understand that my dues will be returned to me in the event of non-election and that the application fee is nonrefundable.

I will attend orientation within **two course offerings** of Association's confirmation of membership. Failure to meet this requirement may result in having my membership terminated. In the event of my election, I agree to abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, which includes the duty to arbitrate (or to mediate if required by the association) 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. 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 time frame established in the association's bylaws. I understand that I will be required to complete periodic Code of Ethics training as specified in the association's bylaws as a continued condition of membership.

***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 proceeding 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®.*

***Note:** It is a "SAR Board Policy" that if membership is terminated for non-payment of annual renewal dues or for dropping membership, the applicant may reapply for membership in the manner prescribed for new applicants for membership, as specified in the Bylaws of the Association.

Article X- DUES and ASSESSMENTS Section 1: Application Fee. The Board of Directors may adopt an application fee for REALTOR Membership in reasonable amount, not exceeding three times the amount of the annual dues for REALTOR Membership, which shall be required to accompany each application for REALTOR Membership and which shall become the property of the Association upon final approval of the application.

PERSONAL INFORMATION:			
First Name		Middle Name	
Last Name		Suffix <input type="checkbox"/> Jr, <input type="checkbox"/> III, <input type="checkbox"/> Sr, <input type="checkbox"/> Etc.	
Nickname (DBA):			
Home Mailing Address:			
Home Physical Address:			
Home Phone:		Cell Phone:	
Personal Fax:			
E-mail Address:		Secondary E-mail:	
Real Estate License #			
Licensed/Certified Appraiser: <input type="checkbox"/> Yes <input type="checkbox"/> No	Appraisal License #		

COMPANY INFORMATION:			
Office Name:			
Office Physical Address:			
Office Mailing Address:			
Office Phone:		Fax:	
Company Type: <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC (Limited Liability Company) <input type="checkbox"/> Other, specify			
Your position: <input type="checkbox"/> Principal <input type="checkbox"/> Partner <input type="checkbox"/> Corporate Officer <input type="checkbox"/> Majority Shareholder <input type="checkbox"/> Branch Office Manager <input type="checkbox"/> Non-principal Licensee <input type="checkbox"/> Other			
Names of other Partners/Officers/ of your firm:			

PREFERRED MAILING/CONTACT INFORMATION:			
Preferred Phone: <input type="checkbox"/> Home <input type="checkbox"/> Office <input type="checkbox"/> Cell			
Preferred E-mail: <input type="checkbox"/> Primary E-mail <input type="checkbox"/> Secondary E-mail			
Preferred Mailing: <input type="checkbox"/> Home <input type="checkbox"/> Office <input type="checkbox"/> Office Mail Alternate <input type="checkbox"/> Member Mail Alternate			
Mail Publications to: <input type="checkbox"/> Home <input type="checkbox"/> Office <input type="checkbox"/> Office Mail Alternate <input type="checkbox"/> Member Mail Alternate			

APPLICANT INFORMATION:

Are you presently a member of any other Association of REALTORS®? Yes No

If yes, name of Association

Type of membership held:

Are You Applying For Primary Membership Secondary Membership at the SAR

Have you previously held membership in any other Association of REALTORS®? Yes No

If yes, name of Association

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.)

If you are now or have ever been a REALTOR®, indicate your NAR

membership (NRDS) #

Last date (year) of completion of NAR's Code of Ethics training requirement:

Have you ever been refused membership in any other Association of REALTORS®? Yes No

If yes, state the basis for each such refusal and detail the circumstances related thereto:

How many licensed brokers are in your Brokerage: Office:

Is the Office Address, as stated, your principal place of business? Yes No

If not, or if you have any branch offices, please indicate and give address:

Address:

City:

State:

Zip:

Do you hold, or have you ever held, a real estate license in any other state? Yes No

If so, where:

Have you or your firm been found in violation of state real estate licensing regulations or other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities within the last three years? Yes No

If yes, provide details:

Have you or your firm been convicted of a felony or other crime? Yes No

If yes, provide details:

INFORMATION TO BE SUPPLIED BY LOCAL ASSOCIATION

Join Date:			
Status:	<input type="checkbox"/> Active	<input type="checkbox"/> Provisional	
Primary Local Association NRDS ID #			
Primary State Association NRDS ID #			
Office #:			
Member #:			
(If broker)			
Office Contact (Designated REALTOR®)			
Office Contact Manager:			
Number of Non-Member Licensees:			

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 Board, I shall pay the fees and dues as from time to time established.

NOTE: Payments to the Summit Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. No refunds.

By signing below, I consent that the REALTOR® Associations (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. 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.

Dated: _____ Signature: _____

Please include a copy of a valid ID with your application.

MLS Participation Agreement
Summit Association of REALTORS® & Summit MLS, Inc.

The Summit Association of REALTORS® (“SAR”) is pleased that you are seeking MLS services in the Summit MLS (“Summit MLS, Inc.”) through our organization. The Summit MLS covers the areas of Breckenridge, Frisco, Dillon, Silverthorne, Keystone, Copper Mountain, Park County, and Lake County. There are no additional charges for inputting listings or time charges when logged on to the system. However, each individual User Id is monitored by **the MLS**. In the event of misuse or duplicate login, this will result in termination of MLS access.

When the Association receives your membership application and payment you will be notified by email with an attachment titled “General Info Sheet”. The General Info Sheet will contain your personal MLS ID and password. You will also receive a packet in the mail containing additional information regarding your access/participation. As a participant in the MLS, you are required to complete a 4 hour MLS Training class within 2 course offerings of signing up for access. These training courses are held bi-monthly at the SAR Board Office. You will be emailed dates of the class from the MLS Director, Kristi Gifford, once you are approved for access.

Name of Participant: _____

Office Address: _____

Primary Board or Association: _____

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 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 further agree to be bound by the Code of Ethics on the same terms and conditions as board/association members 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 a 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.

Applicants Signature: _____ **Date:** _____

***NOTE:** Once your application is approved for membership, you will be billed \$50 per month for the access to the MLS System. This fee will be ongoing and can be viewed on the SAR Dashboard, Accessible from the MLS. You have the option to pay this monthly on-line, or in a check or set up an Auto Payment to be charged to a card on file, on the 15th of each month.

I WOULD LIKE TO PAY MY \$50 MONTHLY MLS FEE:	
<input type="checkbox"/> By Mailing in a Check Monthly: Check’s should be payable to Summit MLS Inc. <div style="text-align: right;">PO Box 2397, Dillon, CO 80435</div>	
<input type="checkbox"/> By Check For the Remainder of the Year Amount _____ Check # _____	
<input type="checkbox"/> By CC Monthly From The SAR Dashboard	
<input type="checkbox"/> With An Auto Payment <input type="checkbox"/> Visa <input type="checkbox"/> Master Card <input type="checkbox"/> Amex: <input type="checkbox"/> Discover	
Card #:	Expiration Date:
Name On Card:	
Billing Address for Card:	

EMPLOYING BROKER'S STATEMENT

I hereby certify that the applicant for membership in the Summit Association of REALTORS named below is licensed as a "Broker Associate" under my Broker's License, at the address listed below.

Applicant's Name: _____

R.E. License #: _____

*****Employing Broker's Signature:** _____

*****Employing Broker's Name:** _____

Firm Name: _____

Firm

Physical Address: _____

There are _____ Licensed brokers in my firm.

There are _____ Admin in my firm

**SUMMIT ASSOCIATION OF REALTORS
FEE SCHEDULE
EXHIBIT A**

MEMBERSHIP FEES

APPLICATION FEE:

**Application Primary or Secondary
(New Member)**

**Summit MLS, Inc. \$1,000.00
SAR \$1,000.00
Total: \$2,000.00**

New Office Set Up Application

**Summit MLS, Inc. \$600.00
SAR \$600.00
Total: \$1,200.00**

***NOTE:** The Application Fee's are "One Time" as long as you remain a member of the Summit Association of REALTORS® and Summit MLS. If you terminate membership and wish to rejoin at a later date, the application will be due again for reinstatement of your membership.

***NOTE:** With Full and/or Secondary Membership, the Employing Broker is required to join first in order for Broker Associates/Agents to become members.

MEMBERSHIP DUES 2018:

	January	February	March	April	May	June	July	August	September	October	November	December
SAR	\$360.00	\$330.00	\$300.00	\$270.00	\$240.00	\$210.00	\$180.00	\$150.00	\$120.00	\$90.00	\$60.00	\$30.00
CAR	\$165.00	\$151.25	\$137.50	\$123.75	\$110.00	\$96.25	\$82.50	\$68.75	\$55.00	\$41.25	\$27.50	\$13.75
NAR	\$120.00	\$110.00	\$100.00	\$90.00	\$80.00	\$70.00	\$60.00	\$50.00	\$40.00	\$30.00	\$20.00	\$10.00
NAR (SA)	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00	\$35.00
Total	\$680.00	\$626.25	\$572.50	\$518.75	\$465.00	\$411.25	\$357.50	\$303.75	\$250.00	\$196.25	\$142.50	\$88.75

***If you pay with check please write Two Checks**

1. **Summit MLS** Application, \$1000.00
2. **Summit Association of Realtors (SAR)** Application Fee \$1000.00
+2018 Dues \$See Above

***NOTE:** Once your application is approved for membership, everyone will be billed \$50 per month for the access to the MLS System. The \$50 per month will be the ongoing fee.

I WOULD LIKE TO PAY MY APPLICATION FEE AND 2018 ANNUAL PRORATED DUES:

With Visa Master Card Amex: Discover

Card #:

Expiration Date:

Name On Card:

Billing Address for Card:

MLS ONLY PARTICIPATION: With MLS Participation, every licensed member of the office must join.

Application Fee/Employing Broker	\$1000.00
Application Fee/Per Agent	\$1000.00
New office or Branch Application	\$600.00
Annual Renewal Fee/Per Agent	\$360.00
Monthly MLS Access Fee/Per Agent	\$50.00

(*all agents must hold "Full Membership" with a board first. Every active agent hanging a Real Estate License with the Employing Broker are required to participate. Each participant will be billed \$50 per month for the ongoing MLS Access Fee. *)

AFFILIATE MEMBERSHIP (For Members other than REALTORS with no MLS Access given)

Member Office Dues (Annually) (5+ employees)	\$300.00
Member Office Dues (Annually) (4 or less employees)	\$200.00

OTHER MEMBER FEES

New Office Transfer/ Setup Fee by Current Member	\$1200.00
Office Transfer by Current Member	\$50.00
SUPRA Set Up	\$60.00 One Time

MULTIPLE LISTING SERVICE

Monthly per agent MLS Access Fee	\$50.00
SkiMLS App	\$0.0
RETS Setup Fee	\$350.00
RETS Annual Renewal Fee	\$175.00
RETS Security Testing Required Fee	\$600.00
RETS Office/Broker Only Annual Fee	\$75.00
Virtual Office Website One time Setup Fee	\$2000.00
Virtual Office Website test of site by Clarity	\$1800.00
Virtual Office Website Yearly Fee	\$500.00

*for more information on RETS, please contact SAR MLS Director Kristi Gifford at kgifford@sarsummit.com or phone 970.468.8700

ROOM RENTAL RATES

Board Room – ½ Day or less (4hrs or less)	\$50.00
Board Room - Full Day (5hrs or more)	\$100.00
Class Room – ½ Day or less (4hrs or less)	\$50.00
Class Room – Full Day (5hrs or more)	\$100.00

WEBSITES

Colorado Association of REALTORS address:	www.coloradoREALTORS.com
National Association of REALTORS address:	www.nar.realtor.org
Colorado Real Estate Commission address:	www.dora.state.co.us/real-estate
SUPRA:	www.supraekey.com

SAR BOARD OF DIRECTORS & SUMMIT MLS, INC. BOARD OF DIRECTORS

Please visit the SAR Website at: www.SummitREALTORS.org

SAR STAFF

Sarah Thorsteinson – Chief Executive Officer	sarah@sarsummit.com
Mikel Traweek – Membership Director	mikel@sarsummit.com
Kristi Gifford – MLS Director	kgifford@sarsummit.com
Nikki Edson– Broker Services	nikki@sarsummit.com

Please include a copy of a valid ID with your application.