



Qualifying Broker Application

I hereby apply for membership to the REALTORS® Association of Lake & Sumter Counties, Inc.:

CONTACT INFORMATION

First Name: _____ Middle Name: _____

Last Name: _____ Nickname: (if used) _____

Street Address: _____ Mail Preference: Home Office

City: _____ State: ____ Zip code: _____

Phone #: _____ Email: _____

Real Estate License #: _____ Website: _____

OFFICE INFO

Office Name: _____ Office License #: CO _____

Broker Name: _____ Office Phone #: _____

Office Website: _____ Office Fax: _____

Office Street Address: _____

City: _____ State: ____ Zip code: _____ Office NRDS#: _____

MEMBERSHIP STATUS

New Office

Reactivating Office – Office NRDS#: _____ (required)

Secondary Membership NRDS#: _____ Primary Association: _____

T Transferring Member (\$100.00 Application Fee with a letter in good standing)

You must be listed as the qualifying broker with the Department of Business and Professional Regulations (DBPR).

What is your real estate specialty?

Residential Commercial Property Management Appraisal

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 Association, I shall pay the fees and dues as from time to time established. NOTE: Payments to the REALTORS® Association of Lake & Sumter Counties, Inc. are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense.

No refunds.

Signature _____ Date: _____



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MONTH	APPLICA-TION FEE	ASSOCIA-TION FEES	STATE (FAR)	NATIONAL (NAR)	STELLAR MLS FEES	MLS Office Set Up Fee	TOTAL DUE	OPTIONAL: RPAC DONATION*	OPTIONAL: FEED THE HOME-LESS DONATION**
January	\$200.00	\$180.00	\$176.00	\$185.00	\$258.75	\$125.00	\$1,124.75	\$20.00 - \$99.00	\$5.00
February	\$200.00	\$165.00	\$166.33	\$172.50	\$225.00	\$125.00	\$1,053.83	\$20.00 - \$99.00	\$5.00
March	\$200.00	\$150.00	\$156.67	\$160.00	\$191.25	\$125.00	\$982.92	\$20.00 - \$99.00	\$5.00
April	\$200.00	\$135.00	\$147.00	\$147.50	\$612.50	\$125.00	\$1,367.00	\$20.00 - \$99.00	\$5.00
May	\$200.00	\$120.00	\$137.33	\$135.00	\$578.75	\$125.00	\$1,296.08	\$20.00 - \$99.00	\$5.00
June	\$200.00	\$105.00	\$127.67	\$122.50	\$550.00	\$125.00	\$1,230.17	\$20.00 - \$99.00	\$5.00
July	\$200.00	\$90.00	\$118.00	\$110.00	\$512.07	\$125.00	\$1,155.07	\$20.00 - \$99.00	\$5.00
August	\$200.00	\$75.00	\$108.33	\$97.50	\$474.16	\$125.00	\$1,079.99	\$20.00 - \$99.00	\$5.00
September	\$200.00	\$60.00	\$98.67	\$85.00	\$436.23	\$125.00	\$1,004.90	\$20.00 - \$99.00	\$5.00
October	\$200.00	\$45.00	\$89.00	\$72.50	\$398.32	\$125.00	\$929.82	\$20.00 - \$99.00	\$5.00
November	\$200.00	\$210.00	\$225.33	\$245.00	\$360.39	\$125.00	\$1,365.72	\$20.00 - \$99.00	\$5.00
December	\$200.00	\$195.00	\$215.67	\$232.50	\$322.48	\$125.00	\$1,290.65	\$20.00 - \$99.00	\$5.00

CREDIT CARD INFORMATION

Credit Card Type: Visa MasterCard Discover American Express Check

Cardholder Name: _____

Card Number: _____ Expiration Date (MM/YY): _____

Is your billing address the same as your home address? Yes No

If not, please list your billing address below:

Billing Address: _____

City: _____ State: _____ Zip code: _____

I authorize RALSC to charge the above listed credit card in the amount of \$_____.

- * REALTORS Political Action Committee (RPAC)- Contributions are not deductible for federal income tax purposes. Contributions are voluntary and will be used for political purposes. Contributions are not a condition of membership in the Association and a member may refuse to contribute without reprisal. Seventy percent of each contribution is provided to the Florida Realtors PAC in Florida to support state and local candidates and state and local issues. The balance is sent to the National Association of REALTORS' Political Action Committee and will be charged against your contribution limits prescribed by 52 U.S.O 301106, except when donations are made from corporate funds or are designated cases in which case the balance is provided to the National Association of REALTORS® Political Advocacy Fund for use for federal political purpose.
- ** Feed the Homeless - a voluntary charge to fight homelessness in Lake & Sumter Counties. Not mandatory.
- RALSC collects dues for National and State REALTORS® associations.
- RALSC collects only the first dues payment for Stellar MLS. Stellar MLS will collect all future dues from you directly. (MLS Billing year is from June 1st to May 31st)
- By signing application, 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.
- By signing this application, I am acknowledging that no refunds will be provided for REALTOR® or MLS dues.

Applicant Name (print) : _____

Applicant Signature: _____ Date: _____



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MEMBERSHIP AGREEMENT

REALTOR® Membership Agreement: To the Realtors® Association of Lake & Sumter Counties, Inc. I hereby apply for Realtor® Membership to the local, state and National REALTORS Association and am enclosing payment with cash, check or credit card for dues. If/when I am accepted into membership, I agree to abide by the Code of Ethics of the National Association of Realtors®, and the Constitution, Bylaws and Rules and Regulations of RALSC and the State Association, and I understand that I will be granted provisional membership upon submission and processing of a completed application form and remittance of applicable dues and application fee, and that my application is subject to review by the Board of Directors. I further understand that if I fail to attend the mandatory orientation within ninety (90) days, and take the Code of Ethics Certification within sixty (60) days, my membership will be terminated, at which time I will be given notice of the termination of my provisional membership. ***The application fee is non-refundable.*** I understand that I will be required to complete periodic Code of Ethics training as specified in the Association's Bylaws as a condition of membership.

I understand that by providing my email address(es), telephone number(s), and fax number(s), I consent to receive communications sent from the REALTORS® Association of Lake & Sumter, Florida REALTORS®, and/or the National Association of REALTORS® via email, telephone, messaging, or facsimile at those numbers/locations.

NOTE: Applicant acknowledges that if accepted as a member and he/she subsequently resign 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 arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while applicant was a REALTOR®. Membership dues are prorated and will vary based on the DBPR license affiliation date with broker.

Please sign to acknowledge your agreement:

Applicant Name (print) : _____

Applicant Signature: _____ Date: _____



StellarMLS

MEMBERSHIP FORM BROKER

Primary Association/Board: _____ Date: _____

FIRM INFORMATION

New Firm Other _____

Firm Name: _____ Firm MLS #: _____

Firm Address: _____

Street/P.O./Apt City State Zip

Firm Phone#: _____ Fax #: _____

E-Mail: _____ Web: _____

Firm FREC License#: _____ FREC License Type: _____

State the names and title of all other principals, partners or corporate officers of your firm.

Name _____ Title _____

PARTICIPANT/SUBSCRIBER INFORMATION

New Broker Multi License

Mail Preference: Home Office

Nickname to appear on your listings. _____

*Name: _____

*Agent Direct Phone: _____ Fax: _____ Cell#: _____

*Home Address: _____
Street/P.O./Apt City State Zip

License#: _____ MLS ID# _____

*E-Mail: _____ Web: _____

*Firm Name: _____ Firm MLS #: _____

***Password: New Members must use: password1** upon initial login, you will be prompted to change your password.

ACTIVATION INFORMATION

\$95.00 Activation Fee \$220.00 New Firm Activation Fee \$125.00 Member or Firm Reactivation Fee

Prorated Participation Fee from _____ to _____ Yr _____ Amt \$ _____

I agree to abide by the Multiple Listing Service Rules and Regulations of the Stellar Multiple Listing Service and to attend the mandatory Stellar MLS training. Required training: **MLS Compliance 101 & MLS Basic.** If you need access to enter listings, you will also be required to take **Adding & Modifying Listings.** I understand that if I do not attend mandatory training within sixty days my fees will be forfeited and I will be suspended from the Service.

****NOTE: MLS FEES OR PRO-RATED FEES ARE NOT REFUNDABLE.** Initial _____

***SIGNATURE** _____ **Date** _____



Primary Association/Board _____

PARTICIPATION FEE/NEW OFFICE/ACTIVATION AGREEMENT
BROKER PARTICIPANT

This agreement is made on _____, 20____ between the PARTICIPANT and Stellar Multiple Listing Service.

- Annual Participation Fee \$ _____
- New Member Setup \$95 (this fee will also apply for members reinstating after 1 full billing cycle)
- New Company Processing Fee \$220 (this fee will also apply for brokers reinstating after 1 full billing cycle)
- Member Reactivation Fee \$125 (this fee will apply to members who have been inactive for less than 1 full billing cycle)

The access issued to each Participant or Subscriber is unique and strictly confidential to that person. Authorized Participant./Subscriber agrees that should a disclosure of account information result in access by an unauthorized third party, Authorized Participant./Subscriber may be subject to penalties as follows:

- 1) A fine of up to \$15,000 (as determined by the Board of Directors) for each occurrence will be assessed against any Participant./Subscriber found to have allowed or provided access to the Stellar MLS system by an unauthorized person.
- 2) Permanent revocation of on-line access rights for the second instance.

In compliance with Stellar MLS Rules and Regulations, this Agreement provides for the Participant./Subscriber as a primary or secondary member, to gain immediate access to the MLS and Public Record database for use in listing, searching and retrieving the data contained therein. **This right is contingent upon the PARTICIPANT, SUBSCRIBER completing the required training course within the 60-day period allowed. Failure to do so will result in suspension of the right to access the MLS database.** The Participant./Subscriber agrees to comply with Stellar MLS Rules and Regulations. Any other use, reuse, or resale of this data is prohibited. The term of this Agreement shall commence upon initiation of service to the Participant./Subscriber. The Agreement is not assignable. The Participant./Subscriber hereby indemnifies the Service and any Reciprocal Service and agrees to hold harmless arising from a Participant./Subscriber.

Definition of MLS Participant. Any REALTOR® of any other Association/Board or any non-Realtor® who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these rules, shall be eligible to participate in Stellar MLS upon agreeing in writing to conform to the Rules and Regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "membership" or "participation" unless they hold a current, valid real estate broker's license and offer or accept cooperation and compensation to and from other Participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property.

** Use of information developed by or published by Stellar MLS is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized use is prohibited. Further, none of the foregoing is intended to convey "participation" or "membership" or any right of access to information developed by or published by a Board Multiple Listing Service where access to such information is prohibited by law.

COMPANY / PARTICIPANT INFORMATION

NEW (or current) Office/Company Name: _____ Firm#: _____
(Please Print)

OLD Office/Company Name: _____ Firm#: _____
(Please Print)

Your Name: _____ Member#: _____
(Please Print)

Attention Participant/Subscriber: MLS participation fees are paid by the authorized user directly to Stellar MLS, 247 Maitland Ave. Suite 2000, Altamonte Springs, FL 32701 Due date is May 15 (annual). Penalties will apply to all payments not received by 5:00 P.M. The Principal Broker is ultimately responsible for the payment of all fees for participating licenses in his/her company.
NOTE: MLS FEES OR PRO-RATED MLS FEES ARE NOT REFUNDABLE. Initial _____

** SIGNATURE: _____

*** SIGNATURE REQUIRED STATING YOU AGREE TO THE ABOVE TERMS ***



Participant Request to Participate

In conformity with the Stellar MLS Rules and Regulations and any reciprocal MLS Rules & Regulations, in which I agree to abide, I request participation in the Stellar Multiple Listing Service.

I understand that as the participant, there is a **one-time application fee of \$220.00 and an annual participation fee**. I will be assessed the participation fee, times the number of licensees employed by or affiliated with my firm.

I also understand that the MLS exists for participants to exchange offers of cooperation and compensation on listings and that neither I, nor any of my licensees, may sell, lease, exchange, transmit or otherwise disseminate data on active listings to the general public.

The Participant indemnifies the Stellar Multiple Listing Service and any reciprocal Multiple Listing Service and agrees to hold harmless from and against all claims, losses, damages, costs and expenses of any kind, including attorney's fees, and from liability to any person arising from a Participant's negligence.

Definition of MLS Participant

Where the term REALTOR[®] is used in this explanation of policy in connection with the word member or the word participant, it shall be construed to mean the REALTOR[®] principal or principals, of this or any other association, or a firm comprised of REALTOR[®] principals participating in a multiple listing service owned and operated by the board. Participatory rights shall be held by an individual principal broker unless determined by the association or MLS to be held by a firm. It shall not be construed to include individuals other than a principal or principals who are REALTOR[®] members of this or any other association, or who are legally entitled to participate without association membership. However, under no circumstances is any individual or firm, regardless of membership status, entitled to MLS membership or participation unless they hold a current, valid real estate broker's license and offer or accept cooperation and compensation to and from other participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Use of information developed by or published by an association multiple listing service is strictly limited to the activities authorized under a participant's licensure(s) or certification and unauthorized uses are prohibited.



Participant Request to Participate-continued

Mere possession of a broker's license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm offers or accepts cooperation and compensation means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by listing brokers or agents in the MLS. "Actively" means on a continual and ongoing basis during the operation of the participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a participant or potential participant that operates a real estate business on a part-time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a participant or potential participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the participant or potential participant as long as the level of service satisfies state law. *(Adopted 11/08)*

The key is that the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation with respect to properties of the type that are listed on the MLS in which participation is sought. This requirement does not permit an MLS to deny participation to a participant or potential participant that operates a "Virtual Office Website" (VOW) (including a VOW that the participant uses to refer customers to other participants) if the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation. An MLS may evaluate whether a participant or potential participant actively endeavors during the operation of its real estate business to offer or accept cooperation and compensation only if the MLS has a reasonable basis to believe that the participant or potential participant is in fact not doing so. The membership requirement shall be applied in a nondiscriminatory manner to all participants and potential participants. *(Adopted 11/08)*

*Compensation is unconditional except where local MLS rules permit listing brokers to reserve the right to reduce compensation offers to cooperating brokers in the event that the commission established in a listing contract is reduced by court action or by actions of a lender. Refer to Part Two, G., Section 1, Information Specifying the Compensation on Each Listing Filed with a Multiple Listing Service of an Association of REALTORS[®], *Handbook on Multiple Listing Policy*. *(Adopted 11/98)*

*Broker Participant – Please Print

License #

*Signature of Broker Participant

*Firm Name

* Date