

REALTOR® APPLICATION (LICENSED INDIVIDUALS)

As a REALTOR® member of our Association, you are entitled to a number of great services, discounts and benefits offered at the local, state and national levels summarized below. Throughout the year, there are several events, programs and committees for you to participate in.

Your membership in the Northwest Metro Association of REALTORS® is an investment in your career and your profession. Please be sure to take full advantage of all the Association's benefits and to capitalize on the investment in yourself as a member of the Northwest Metro Association of REALTORS®.

COMMUNICATION

Know your industry and empower your marketing through:

- Listserv – e-mail service to communicate fast and effectively with the entire NWMAR membership through one e-mail address. For example, an open house announcement.
- Member rosters
- NWMAR - www.northwestmetrorealtors.com
- NWMAR email updates
- Georgia REALTOR® Magazine
- GAR Website - www.garealtor.com
- NAR REALTOR® Magazine
- NAR Website - www.nar.realtor

COST SAVINGS

Your membership can translate into hundreds of dollars in savings as you will have access to:

- Arbitration & Mediation Services
- Georgia Association of REALTORS® Contracts
- Free Legal Helpline
- Auto, Dental, Errors & Omissions, Health, and Vision Insurance
- REALTORS® Federal Credit Union

For more information, visit
www.northwestmetrorealtors.com/benefits.

At the Northwest Metro Association of REALTORS®, it's all about you! Join a committee, attend the events and get involved!

EDUCATION

Membership provides you with nine (9) hours of designated FREE Continuing Education classes each year.

Additionally, you'll have access to many of the leading designations in the country including the Graduate REALTOR® Institute (GRI), Certified Residential Specialist (CRS) and Accredited Buyer Representative (ABR). By furthering your education and obtaining a professional REALTOR® designation, a commitment to excellence is noted by other REALTORS® and the public.

GOVERNMENTAL AFFAIRS

Membership in the Northwest Metro Association of REALTORS® makes you part of one of the most powerful and influential grassroots lobbying efforts in the country. Monthly governmental updates keep you abreast of the latest local, state and federal real estate issues affecting the industry. We encourage all members to become involved and support RPAC - REALTORS® Political Action Committee at www.northwestmetrorealtors.com/rpac.

NETWORKING & COMMUNITY EVENTS

Networking and giving back to the community are vital parts of a successful career in real estate. We provide members with numerous opportunities to participate in both through:

- Annual Holiday Luncheon
- Northwest Metro Association Christmas
- Monthly Membership Networking
- Professional Achiever's Circle Banquet
- Ringing the Bell for the Salvation Army
- Scholarship contribution to high school seniors
- Thanksgiving Baskets for the needy

RECOGNITION

A fundamental initiative of the Association is to recognize the membership for their many achievements and to promote the outstanding professionalism and success of the members. The prestigious Professional Achiever's Circle was established to recognize agents and brokers for their volume production and outstanding and noteworthy transactions.

Northwest Metro Association of REALTORS® • REALTOR® Application

MEMBERSHIP REQUIREMENTS

1. A completed membership application submitted to the Association.
2. Membership Fees must be paid.*
3. Attendance at an in-class Local Northwest Metro Association Orientation course offered by the Northwest Metro Association of REALTORS®. This must be completed within 6 months of submitting your application to the Association. Scheduled dates and times of these classes can be found online at www.northwestmetrorealtors.com/orientation.
4. Completion of a qualified New Member Code of Ethics course within 6 months of submitting your application to the Association.
For more information, please visit www.northwestmetrorealtors.com/orientation.
5. If you are a member of another association or have held membership in the past with the Northwest Metro Association of REALTORS®, (within 12 months) and have already completed a new member orientation course, then you do not need to attend one again. You must submit proof of your orientation completion from your previous association in order to bypass requirements.
6. **Note - Designated REALTORS®** - Membership fees must also be paid per licensed agent within the company. Paying fees on agents within an office does not automatically qualify them for membership; each agent must complete an application and fulfill all necessary requirements.

DESIGNATED REALTOR® / REALTOR® FEE INFORMATION

Annual membership fees for the Designated REALTOR® are calculated at \$450.00. Each licensed agent within the Designated REALTORS® office will also pay \$450.00 in order to become a REALTOR® member of the Association. All agents applying to the Association must pay the fees, fill out an application and attend an Orientation session before being approved for full membership.

The portion of dues paid that is spent to lobby the State and Federal governments is not deductible for income tax purposes. GAR has estimated that \$13.82 (14.10%) is the nondeductible portion of 2018 GAR dues. NAR has estimated the nondeductible portion of its 2018 dues to be \$50.00 (or 42%). The entire \$35.00 NAR Consumer Advertising Campaign Assessment qualifies as deductible dues.

DESIGNATED REALTOR® - Defined as the Principal Partner, Corporate Officer, Trustee, or Branch Manager of a Real Estate firm. There is only one Designated REALTOR® per company. The Designated REALTOR® is responsible for paying fees for all licensed agents within his or her organization.

REALTOR® - Defined as any agent within the office of a Designated REALTOR® that holds an active real estate license who becomes a member of the Association.

DESIGNATED REALTOR® / REALTOR® MEMBERSHIP FEES

Prorated Monthly • July 1 - June 30 • Fees are subject to change each subsequent year.

MEMBERSHIP YEAR - LOCAL: July 1 – June 30 • **STATE:** Jan. 1 - Dec. 31 • **NATIONAL:** Jan. 1 - Dec. 31

	Local	State	NAR	Subtotal	Application Fee	TOTAL
May	\$ 197.00	\$ 98.00	\$ 155.00	\$ 450.00	\$ 25.00	\$ 475.00
June	\$ 197.00	\$ 98.00	\$ 155.00	\$ 450.00	\$ 25.00	\$ 475.00
July	\$ 197.00	\$ 98.00	\$ 155.00	\$ 450.00	\$ 25.00	\$ 475.00
August	\$ 181.00	\$ 98.00	\$ 155.00	\$ 434.00	\$ 25.00	\$ 459.00
September	\$ 164.00	\$ 98.00	\$ 155.00	\$ 417.00	\$ 25.00	\$ 442.00
October	\$ 148.00	\$ 98.00	\$ 155.00	\$ 401.00	\$ 25.00	\$ 426.00
November	\$ 131.00	\$ 98.00	\$ 155.00	\$ 384.00	\$ 25.00	\$ 409.00
December	\$ 115.00	\$ 98.00	\$ 155.00	\$ 368.00	\$ 25.00	\$ 393.00
January	\$ 99.00	\$ 98.00	\$ 155.00	\$ 352.00	\$ 25.00	\$ 377.00
February	\$ 82.00	\$ 90.00	\$ 145.00	\$ 317.00	\$ 25.00	\$ 342.00
March	\$ 66.00	\$ 82.00	\$ 135.00	\$ 283.00	\$ 25.00	\$ 308.00
April	\$ 49.00	\$ 74.00	\$ 125.00	\$ 248.00	\$ 25.00	\$ 273.00

Northwest Metro Association of REALTORS® • REALTOR® Application

I am applying for the following category of membership:

- Designated REALTOR® Designated REALTOR® - Appraiser REALTOR® - Managing Broker
 REALTOR® - Agent REALTOR® - Appraiser

Designated REALTORS® must hold one of the following positions within the company.

- Principal Broker Partnership Corporate Officer Trustee Manager

Appraisers applying for Designated REALTOR® membership must hold one of the following positions with the above company.

- Principal Appraiser Partnership Corporate Officer Trustee Manager

APPLICANT INFORMATION

Name (required) _____
Nickname (if applicable) _____
Phone Home Cell _____
Home Address (required) _____
Apt. # _____
City/State/Zip _____
Real Estate License # (required) _____
Appraisers License (if applicable) _____
Date of Birth (required) _____
E-Mail (required) _____

COMPANY INFORMATION REQUIRED

Company Name _____
Company Address _____

City/State/Zip _____
Business Phone _____
Business Fax _____
Firm License # _____
Website Address _____
Preferred Mailing Address Home Office

CURRENT OR PAST MEMBER OF ANOTHER ASSOCIATION OF REALTORS®

Have you previously held membership in any Association of REALTORS®?

- Yes No

If yes, Association name where you last held membership: _____

Please indicate any other name your past membership could be listed under: _____

NRDS#: _____

Last active year of membership: _____

If you are a current member of an Association of REALTORS®, please indicate whether you are transferring your primary membership OR your secondary membership, to the Northwest Metro Association of REALTORS®.

- Membership Type: Primary – transferring
 Secondary - in addition to your Primary

Any agent joining the Northwest Metro Association (as a secondary member) who is already a member of another Association of REALTORS® is only required to pay the local portion of the dues to the Northwest Metro Association; Georgia State and National portions should have already been paid to the primary association.

The Annual Membership dues are due on July 1st of each year. Primary membership dues for the Northwest Metro Association of REALTORS® include dues to the Georgia Association of REALTORS® and the National Association of REALTORS®.

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 - provide details as an attachment No

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 - provide details as an attachment No

Northwest Metro Association of REALTORS® • REALTOR® Application

IMPORTANT REMINDER

This application is the first stage in becoming a Member of the Northwest Metro Association of REALTORS®. You must complete (2) two New Member Training Requirements. Notices will be sent out once your application is processed. This does not apply to past Northwest Metro Association of REALTORS® members who have already completed these training requirements.

EFFECTIVE MEMBERSHIP DATE FOR PROFESSIONAL ACHIEVERS CIRCLE VOLUME CREDIT

If applicant completes the Orientation course and a local Northwest Metro Association training within six months of application to the Association, the effective date shall be the date the application was received in the Association Office. Otherwise, the effective PAC date shall be the date the application is approved by the Board of Directors.

In the event of my election, I agree to abide by the Code of Ethics of the National Association of REALTORS®, including the obligation to arbitrate any existing or future disputes with another member in accordance with the Association's arbitration procedures. I also agree to abide by the Constitution, Bylaws, and Rules and Regulations of the Northwest Metro Association of REALTORS®, the Georgia Association of REALTORS®, and the National Association of REALTORS® which are made available to me at the office of the Northwest Metro Association of REALTORS®, and if required, I further agree to satisfactorily complete within six months' time, an Orientation Course which may be completed in-class or online and a local Northwest Metro Association Training Course (in-class). 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 irrevocably waive all claims against the Association or any of its officers, directors or members, for any acts in electing or failing to elect, advancing, suspending, expelling, or otherwise disciplining me as an applicant, or as a member. Upon the expiration of said membership for any cause, I will discontinue the use of the term REALTOR® and return to the Association all certificates, signs, seals or other indications of membership in the Association, the State Association and the National Association of REALTORS®. I consent that the Association, through its Membership Committee or otherwise, may invite and receive other information and comment about me from any member or other person, and

I further agree that any information and comment furnished to the Association by any person in response to the 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.

I agree that, if accepted for Membership in the Association, I shall pay the fees and dues as from time to time established. I understand that should I not complete the Orientation Course (in-class or online) and/or the local Northwest Metro Association Training Course (in-class) within the prescribed six months from the date of my application that I will be automatically dropped as an applicant for membership, and that there will be no refund of any portion of the fees paid. 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.

BY SIGNING, I consent that the REALTOR® Association (local, state and national) and their subsidiaries 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. The 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.

SIGNATURE OF APPLICANT

Signed (required) _____

Name (Please print) _____

Dated _____ 20 _____

CHECK PAYMENT

Make checks payable to: Northwest Metro Association of REALTORS®

Payment of \$ _____ Check # _____

CREDIT CARD PAYMENT

In order to maintain your security, if paying by credit card, you will be contacted by phone and asked to provide your payment information once your application has been reviewed.

Thank you for your membership.

FOR OFFICE USE ONLY

Status Date: _____ Orientation Date: _____ Last COE Date: _____

Office NRDS #: _____ Personal NRDS #: _____

Notes: _____