



G-4428 Fenton Road
Flint, MI 48507
Telephone: 810-767-6330
Fax: 810-234-9767
www.Move2MidMichigan.com

DESIGNATED REALTOR® APPLICATION FOR MEMBERSHIP

Attached you will find an application for Designated REALTOR® Membership for new offices in the East Central Association of REALTORS®. *If you are a salesperson applying for membership with an existing member office, please do not fill out this application, please proceed to the REALTOR® application for membership.

There are a number of steps required to complete your application for Designated REALTOR® Membership. When your application is received, the following steps will be performed:

1. All licensed real estate agents and/or appraisers who are licensed with your firm MUST become MLS Participants of the East Central Association of REALTORS® MLS and hold a Primary Membership with any REALTOR® association paying Michigan State and National Association dues within 10 days of receiving their license.
2. Your name, the name of your firm and the name of your licensed agents will be published in our monthly membership e-newsletter "Visions", allowing Members having objection to your membership, to provide in writing, their reasons as to why you should not become a member of the Association.
3. Your name, the name of your firm and the name(s) of your licensed agents will then go before the Board of Directors to either approve or deny your request to be a member of the Association.
4. Completion of mandatory classes must be made within required time frames if required, or fulfillment of any such other requirements made.
5. Payment of dues and fees billed.

The time frame that is required to complete the process is six to eight weeks.

We are pleased that you are interested in Designated REALTOR® Membership, and ask that you call our office to speak with our Membership Director should you have any questions concerning the process on your proposed membership.



G-4428 Fenton Road
 Flint, MI 48507
 Telephone: 810-767-6330
 Fax: 810-234-9767
www.Move2MidMichigan.com

IMPORTANT NOTICE TO MEMBERSHIP APPLICANTS

I. BROKER'S LICENSE

Attach a copy of your firm's Broker's license to your application for membership. If your firm is a corporation, also attach a copy of your Associate Broker's license.

II. QUALIFICATION & ELECTION

APPLICATION

- (A) An application for membership shall be made in such manner and form as may be prescribed by the Board of Directors and made available to anyone requesting it. The application form shall contain among the statements to be signed by the applicant (1) that he has or has had access to, has carefully reviewed and, if elected a member, will abide by the Constitution and Bylaws and the Rules and Regulations of the Association, the Constitution and Bylaws of the State Association, and the Constitution and Bylaws of the NATIONAL ASSOCIATION OF REALTORS®, and if a REALTOR®, or nonresident member, will abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® including the obligation to arbitrate controversies arising out of the real estate transactions as specified by Article 17 of the Code of Ethics, and is further specified in the Code of Ethics and Arbitration Manual of the NATIONAL ASSOCIATION OF REALTORS®, as from time to time amended, and (2) that applicant consents that the Association may invite and receive information and comment about application from any member or other persons, and that applicant agrees that nay information shall be conclusively deemed to be privileged and not form the basis of any action or slander, libel, or defamation of character. The applicant shall, with the form of application, have access to a copy of the Bylaws, Constitution, Rules and Regulations, and the Code of Ethics referred to above.

QUALIFICATION

- (A) An applicant for DESIGNATED REALTOR® membership who is a principal, partner or corporate officer of a real estate firm shall supply evidence satisfactory to the Board of Directors that he is actively engaged in the real estate profession; and maintains a current valid real estate Broker's or Salespersons 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 Association's jurisdiction; has no recent or pending bankruptcy; has no record of official sanctions involving unprofessional conduct; agrees to complete a course of instruction covering the Bylaws and Rules and Regulations of the Association, the Bylaws of the State Association; and the Constitution and Bylaws and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, and shall pass such reasonable and nondiscriminatory written examination thereon as may be required by the committee and shall agree that if elected to membership, he will abide by such Constitution, Bylaws, Rules and Regulations and the Code of Ethics.*

*NOTE: NO RECORD OF OFFICIAL SANCTIONS INVOLVING UNPROFESSIONAL CONDUCT is intended to mean that the Association may only consider judgments within the past three (3) years of violations of the (1) civil rights laws; (2) real estate license laws; (3) or other laws prohibiting unprofessional conduct against the applicant rendered by the courts or other lawful authorities, and (4) findings of violations of the REALTOR® Code of Ethics resulting in suspension or expulsion from any Member Board/Association in which applicant is or was a Member.

NO RECENT OR PENDING BANKRUPTCY is intended to mean that the applicant or any real estate firm in which the applicant is a sole proprietor, general partner, or corporate officer is not involved in any pending bankruptcy or insolvency proceedings or, has not been adjudged bankrupt in the past three (3) years. If a bankruptcy proceeding as described above exists, membership may not be rejected unless the Board established that its interests and those of its members and the public could not adequately protected by requiring that the bankrupt applicant pay cash in advance of Association and MLS fees for up to one (1) year from date that membership is approved or from date that the applicant is discharged from bankruptcy (whichever is later). In the event that an existing member initiates bankruptcy proceedings, the member may be placed on a "cash basis" from the date the bankruptcy is initiated until one (1) year from sate that the member has been discharged from bankruptcy.

- (B) Individuals who are actively engaged in the real estate profession other than as principals, partners, or corporate officers, in order to qualify for DESIGNATED REALTOR® Membership, shall at the time of application, be associated either as an employee or as an independent contractor with a REALTOR® Membership of the Association; must maintain a current valid real estate Broker's or Salesperson's license or be licensed or certified by an appropriate State Regulatory agency to engage in the appraisal of real property; shall complete a course of

instruction covering the Bylaws and Rules and Regulations of the Association, the Bylaws and Rules and Regulations of the Association, and Bylaws of the State Association, and the Constitution and Bylaws and Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and shall pay such reasonable and nondiscriminatory written examination thereon as may be required by the Committee; and shall agree in writing that if elected to membership he will abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, and by the Constitution, Bylaws, and Rules and Regulations of the local Association and the NATIONAL ASSOCIATION.

ELECTION

The procedure for election to membership shall be as follows:

- (A) The Board of Directors shall determine whether the class of membership for which applicant is applying, is one for which he would be eligible if otherwise possessing the qualification of membership. If it so determines, it shall give written notice to the REALTOR® members of such application and invite written comment thereon. If one or more REALTOR® members object to the approval of the application. Basing such objection on lack of qualification as set forth in these Bylaws, the Board of Directors shall invite any objecting member to appear and substantiate his objections. Objections, which are not substantiated, shall be totally disregarded. The Board of Directors may not find objections substantiated without (1) informing the applicant in advance, in writing, of the objections and identifying the objecting member, and (2) giving the applicant a full opportunity to appear before the Board of Directors and establish his qualifications. The Board of Directors shall conduct all proceedings with strict attention to the principals of due process and compliance with the Bylaws of the Board.
- (B) Thereafter, within 60 days, the Association Staff shall report its findings to the Board of Directors in writing. If the findings are adverse to the approval of the application, the reasons therefore shall be specifically stated.
- (C) The Board of Directors shall review the qualification of the applicant and the findings of the staff and then vote on his eligibility to membership. If applicant received a majority vote of the Board of Directors, he shall be declared elected to membership and shall be so advised by notice in writing.
- (D) The Board of Directors may not reject an application without first giving the applicant an opportunity to appear before the Board of Directors, and to be advised, in writing, of the findings of the Association Staff, to call witnesses in his behalf, to be represented by counsel and to make such statements as he deems relevant. The Board of Directors may also have counsel present. The Board of Directors shall cause written minutes to be made of any hearing before it or may electronically or mechanically record the proceedings.

III. PAYMENT OF DUES AND FEES

All licensees currently licensed, directly or indirectly, with a REALTOR® should become members of the Board and pay the prescribed dues and fees. In the event they do not, the REALTOR® will be billed the appropriate amount per licensee and be responsible to remit said amount to the Association, as per the East Central Association of REALTORS® Bylaws, Article IV, Section I, paragraph (b) Associate Members:

“A REALTOR® Member of a Member Association shall be held to be a Member employed by or affiliated with a DESIGNATED REALTOR® Member as a sales employee or independent contractor unless such member as classified by the Member Board as a REALTOR® Member in which case he shall be deemed a REALTOR® Member. An individual shall be deemed to be employed by or affiliated with as an independent contractor with a DESIGNATED REALTOR® if the license of the individual is held by a DESIGNATED REALTOR® or by an entity in which the REALTOR® has a direct or indirect ownership interest and which is engaged in soliciting and/or referring clients or customers to the ownership interest and which is engaged in soliciting and/or referring clients or customers to the REALTOR® for consideration on a substantially exclusive basis, provided that such licensee is not otherwise included in the computation of dues payable by the principally, partner, or corporate office of the entity.”

...and Article X, Section, paragraph (a):

“The dues of each DESIGNATED REALTOR® Member shall be in such amount as established annually by the Board of Directors, plus any additional amount to be established annually by the Board of Directors times the number of real estate salespersons employed or affiliated as independent contractors with the DESIGNATED REALTORS® who are not REALTOR® Members of the Association, provided, however, that if two or more REALTORS® or principals of the same firm, partnership, or corporation, then only that REALTOR® designated from time to time in writing (the designated REALTOR®) by the firm, partnership, or corporation shall be required to pay that portion of the dues which is computed on the basis of the real estate salespersons employed by or affiliated as independent contractors with such firm, partnership, or corporation, and the dues of the remaining REALTORS® who are principals of such firm, partnership or corporation shall be only such base amount as determined by the Board of Directors.”



G-4428 Fenton Road
Flint, MI 48507
Telephone: 810-767-6330
Fax: 810-234-9767
www.Move2MidMichigan.com

DESIGNATED REALTOR® APPLICATION FOR MEMBERSHIP (New Office)

Name as Shown on license: _____ Office Name: _____

License Number: _____ Office License: _____

Office Address: _____ Business Phone: _____

City: _____ State: _____ Zip: _____ Business Fax: _____

Email: _____ Website: _____

Residential Address: _____ Residential Phone: _____

City: _____ State: _____ Zip: _____ Last 4 Digits of SS#: _____

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

If Yes, Name of Association: _____ State: _____

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

If Yes, Name of Association: _____ State: _____

Number of Years in the Real Estate Business: _____ Number of Years Licensed as a Real Estate Broker: _____

Tax I.D#: _____ Check: Individual DBA Partnership Corporation

Title or Position with the Firm: _____

List the names and address of all branch offices or other real estate firms in which you are a principal, partner, or corporate officer within the jurisdiction of the Association:

(Name) (Name)

(Name) (Name)

Do you retain a separate trust account for the real estate business? Yes No If so, name: _____

Has your License ever been Revoked? Yes No Have you ever been sued for Unethical Practice? Yes No

If yes, specify the place(s) and date(s) of such action, and detail the circumstances relating thereto*

Are you or is any real estate firm in which you are a sole proprietor, general partner, or corporate officer involved in any pending bankruptcy or insolvency proceedings or have you or any real estate firm in which you are a sole proprietor, general partner, or corporate officer been adjudged bankrupt in the past three (3) years? If yes, specify the place(s) and date(s) of such action, and detail the circumstances relating thereto*

NOTE: Applicant acknowledges that if the applicant or any real estate firm in which the applicant is a sole proprietor, general partner, or corporate officer is involved in any pending bankruptcy or insolvency proceedings or has been adjudged bankrupt in the past three (3) years, the Association may require as a condition of membership that the bankrupt applicant pay cash in advance for Association and MLS fees for up to one (1) year from the date that membership is approved or from the date that the applicant is discharged from bankruptcy (whichever is later) or, in the event that bankruptcy proceedings are initiated subsequent to obtaining membership in the Association, that the member be placed on a "cash basis" from the date the bankruptcy is initiated until one (1) year from date that the member has been discharged from bankruptcy. Further, the Association may notify all REALTOR® firms of the member or applicant's bankruptcy through a newsletter or other Association publication.

Are there now any pending or unresolved complaints, or have there been within the past 5 years, any complaints against you or the firm with which you have been associated before any state real estate regulatory agency or any other agency or government? Yes No

Have you ever been convicted of a felony? Yes No

If so, give details including state and court of conviction: _____

I hereby apply for REALTOR® Membership and am enclosing my dues/fees in the amount of \$ _____ Form of Payment: _____
(Please call ECAR Membership Director at 810-767-6330 for the current prorated dues/fees)

I Understand, my application fee and dues will be returned to me in the event that I am not accepted to membership.

In the event that my application is approved, I agree as a condition to membership to complete the mandatory courses of the Association, and otherwise on my own initiative to thoroughly familiarize myself with the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Board and the Constitutions, Bylaws, and Rules and Regulations of the above named Association, the State Association, and the National Association, and I further agree to complete satisfactorily a reasonable and nondiscriminatory written examination covering such Code, Constitutions, 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.

Finally, I consent that and authorize the Association, to invite and receive information and comment about me from any Member or other person, and I agree that any 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 from the basis of any action by me for slander, libel, or defamation of character.

NOTE: Applicant acknowledges that if accepted as a Member and he/she subsequently resigns or is expelled from membership in the Association and an Ethics complaint or Arbitration request pending, the Board of Directors may condition for renewal of membership upon the 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 compiled 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.

In making application for membership in the East Central Association of REALTORS® Multiple Listing Service, I hereby agree and pledge:

-To abide by the RULES AND REGULATIONS of the East Central Association of REALTORS® Multiple Listing Service in existence now and any amendments thereto which may hereafter be adopted;

-To surrender to the East Central Association of REALTORS® Multiple Listing Service a list of all unexpired listings in effect at the time of my acceptance into membership for publication to enable other members to co-operate in the sale of the same, and it is understood and

agreed that the sales of such unexpired listings shall be subject to the RULES AND REGULATIONS of the East Central Association of REALTORS® Multiple Listing Service;

-To abide by all the decisions of the Arbitration Committee and the Multiple Listing Service Committee of the East Central Association of REALTORS®;

-To adopt and continue to use forms and procedures approved by the Multiple Listing Service;

-To abide by having ALL licensed real estate agents and/or appraisers who are licensed with your firm MUST become MLS Participants of the East Central Association of REALTORS® MLS and hold primary membership with any REALTOR® association paying Michigan State and National Association dues within 10 days of receiving their license.

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.

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, be grounds for revocation of my membership if granted.

Dated: _____

Signature: _____