



Venice Area Board of REALTORS®, Inc

680 Substation Road

Venice, FL 34285

Phone: 941-484-0614, Fax: 941-484-1974

2020 MEMBERSHIP APPLICATION & DUES FEE SCHEDULE

DATE ACTIVE (PER DBPR)	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
APPLICATION FEE	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
LOCAL DUES	320.00	320.00	320.00	240.00	240.00	240.00	160.00	160.00	160.00	80.00	80.00	80.00
FR DUES	146.00	136.33	126.67	117.00	107.33	97.67	88.00	78.33	68.67	59.00	49.33	39.67
FR Processing Fee	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
NAR DUES	185.00	172.50	160.00	147.50	135.00	122.50	110.00	97.50	85.00	72.50	60.00	47.50
*RPAC Investment	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00	99.00
StellarMLS Dues	232.55	186.06	139.57	651.08	604.49	558.00	511.49	465.00	418.51	372.02	325.53	279.04
StellarMLS Set Up Fee	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00	95.00
TOTAL w/RPAC	1357.55	1288.89	1220.24	1629.58	1560.82	1492.17	1343.49	1274.83	1206.18	1057.52	988.86	920.21
TOTAL w/OUT	1258.55	1189.89	1121.24	1530.58	1461.82	1393.17	1244.49	1175.83	1107.18	958.52	889.86	821.21

MLS DUES – If your Broker is a Participant in the Stellar MLS, you must also subscribe to the service. Stellar MLS charges a onetime \$95 New User Activation Fee, plus an annual fee of \$558 per year (prorated monthly, June 1 – May 31).

Fees may be subject to change without notice

* RPAC is an optional, voluntary investment in **YOUR Profession** to the REALTORS® Political Action Committee

*****TO APPLY TO THE BOARD, PLEASE CALL SUE THOMPSON # 941-484-0614 AND SCHEDULE AN APPOINTMENT*****

Your application must be received within 30 days of placing your license (signing DBPR form) with a Broker or the Broker will be billed for a non-member salesperson.

You must complete the ORIENTATION CLASS requirement within 3 months of making application or your status will revert to non-member salesperson. Additionally, you will not have Realtor® status and you will forfeit your application fee. **PER NAR POLICY...UNTIL YOU HAVE COMPLETED ORIENTATION YOU MAY NOT USE THE TERM “REALTOR®”** unless you are currently a Realtor® in another board.

Upon completion of ORIENTATION you may attend the next available INDUCTION. You will receive the schedule for Orientation and Induction at the time of your application appointment.

OPTIONAL FEES

KEY/LOCKBOX FEES – The optional Supra Key and Lockbox service is available only to Venice Board Members. In order to borrow the electronic lockboxes from the Venice Board office you must first activate a lease agreement with the Supra Key Service. Applications are available at the Board Office. The Supra Key Set Up Fees are:

- 1x Lockbox Setup fee payable to the Venice Board: 50.00
- 1x Activation fee payable to Supra: 50.00

Supra e-Key **monthly** fee payable to Supra is \$23.34 plus tax and requires a compatible smart phone.



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VABR MEMBER BENEFITS

- **Low cost and No cost Education programs offering a variety of courses with some carrying CE credit to maintain your license and contribute to your professional growth**
- **General membership meetings featuring speakers with up to date information related to real estate and your community**
- **A weekly e-blast loaded with information about your local, state and national association, meetings, programs and activities including Venice news**
- **Several networking activities including Trade Shows, Fun After Five events and fundraising events for the Community projects the Board supports**
- **Information on local political issues and events and Board actions and stances**
- **A voice in Florida government with lobbying efforts in Tallahassee on your behalf and grassroots advocacy – your RPAC investment dollars at work!**
- **Local political candidate screening conducted**
- **The REALTOR® Code of Ethics enforced at the local level**
- **Access to our regional Multiple Listing Service covering the jurisdictions of 14 local Boards and Associations**
- **A subsidized lock box/key pad program where the Board lends lock boxes for all your active listings at no extra cost**
- **Free Notary services**
- **A member room with computer access**
- **Venice YMCA discount**
- **Discount Prescription card**
- **Discount at Center of Sight**
- **Coffee, snacks and a smile when you come into YOUR Board Office!**



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APPLICATION FOR MEMBERSHIP

(Name of Applicant)

Residing at _____
(Street) (Apt/Unit #)

(City) (State) (Zip)

I hereby apply for REALTOR (primary, secondary*) membership in the Venice Area Board of REALTORS, Inc. and make payment 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 the indoctrination course of the Venice Area 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 duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Board and the Constitution, Bylaws, and Rules and Regulations of the Board, the State Association and the National Association, and I further agree to complete satisfactorily a reasonable and nondiscriminatory written examination covering such Code, Constitutions, Bylaws, 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 and authorize the Board, through its Membership Committee or otherwise, to invite and receive comment furnished to the Board by any Member or other 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.

Note: Applicant acknowledges that if accepted as a Member and he/she subsequently resigns or is expelled from membership in the Board with an ethics complaint or arbitration request pending, the Board of Directors may condition renewal of membership upon 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 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 been established previously as due and payable in relation thereto, provided that the award and such costs have not, in the interim, been otherwise satisfied.

Note: Dues payable to the Venice Area Board of REALTORS are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses.

I hereby submit the following information for your consideration:

Name as shown on license Mr. Mrs. Ms. _____
(Please Print)

Name as you want it to appear on roster _____

Nick Name _____ RE License No. _____
ATTACH COPY

Date of Birth ____/____/____ Sex: M F Date started in real estate _____

Home Phone Number _____ Cell Phone No. _____

Home Fax Number _____ Phone No. for Publication _____

Mailing Address _____

E-Mail Address _____

Web Address _____

Office Name _____

Office Address _____

Office Phone Number _____ Date Joined This Firm ____/____/____

Are you now or have you ever been a member of another Board? Yes No

If YES please provide the following:

Board Name _____ State _____

NRDS Number _____ Date _____

I agree that, if accepted for Membership in the Board, I shall pay the fees and dues as from time to time are established. I further agree to submit the proper form to the Board and the DBPR notifying them of any address, name, status or employer change.

Date _____ Signed: _____



**MEMBERSHIP FORM
SALESPERSON**

Primary Association/Board: _____ **Date:** _____

FIRM INFORMATION

New Firm **Other** _____

Firm Name: _____ Firm MLS #: _____

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

Firm FREC License#: _____

SUBSCRIBER INFORMATION

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 MLS FEES ARE NOT REFUNDABLE.** Initial _____

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



Primary Association/Board _____
Stellar MULTIPLE LISTING SERVICE
 PARTICIPATION FEE/ ACTIVATION AGREEMENT
SUBSCRIBER

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

- Annual/Prorated 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 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,/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 / SUBSCRIBER INFORMATION

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

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

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

Attention Subscriber: MLS participation fees are paid by the authorized user directly to Stellar MLS, 247 Maitland Ave. Suite 2000, Altamonte Spring, 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