Venice Area Board of REALTORS®, Inc
680 Substation Road
Venice, FL 34285
Phone: 941-484-0614, Fax: 941-484-1974

2027 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	176.00	163.83	151.67	139.50	127.33	115.17	103.00	90.83	78.67	66.50	54.33	42.17
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	201.00	188.00	175.00	162.00	149.00	136.00	123.00	110.00	97.00	84.00	71.00	58.00
*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 LSC Fee	86.67	69.33	52.00	242.67	225.33	208.00	190.67	173.33	156.00	138.67	121.33	104.00
TOTAL w/RPAC	1162.67	1120.16	1077.67	1163.17	1120.66	1078.17	955.67	913.16	870.67	748.17	705.66	663.67
TOTAL w/OUT	1063.67	1021.16	978.67	1064.17	1021.66	979.17	856.67	814.16	771.67	649.17	606.66	564.67

MLS FEES – If your Broker is a Participant in the Stellar MLS, you must also subscribe to the service. Stellar MLS charges a onetime $150 New User Activation Fee, plus an annual fee of $758 per year (prorated monthly, June 1 – May 31). ***Stellar MLS will invoice the setup and prorated annual fees directly.* (Stellar MLS Annual $550, VABR LSC Annual $208 = $758)

Fees may be subject to change without notice

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

******PLEASE EMAIL COMPLETED APPLICATION TO VABR@VABR.ORG OR CALL 941-484-0614 ******

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 $23.20 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.

Note: No refunds will be given to members who terminate their membership or whose membership is terminated or suspended during the calendar year in which the dues are to be applied. State and National dues will transfer to a Board or Association in Florida. MLS fees will also transfer if both boards/associations are in the same MLS system.

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_____

Website _____

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. I consent to receive text messages regarding dues, meetings, etc. deemed pertinent by the Board. I understand that I can unsubscribe at any time.

Date_____ Signed:_____

SUBSCRIPTION APPLICATION
AGENT/SALESPERSON

Date:_____

Primary Association/Board: **Venice Area Board of Realtors®** _____

OFFICE INFORMATION

☐ **New Office** ☐ **Other** _____

Office Name: _____

Office MLS#: _____ Office NRDS#: _____

Office Address: _____

City _____ State _____ Zip _____

Office Phone#: _____ Office Fax #: _____

Office E-Mail: _____ Office Website: _____

Office DBPR License#: _____ Main Office DBPR License Type: _____

SUBSCRIBER INFORMATION

First Name: _____ Middle Name: _____ Last Name: _____

Preferred name to appear on your listings. _____

(Please note this will appear before your last name)

Home Phone: _____ Mobile Phone: _____

Office Phone: _____ Fax:_____

Please select your preferred phone from the following ☐ Home ☐ Mobile ☐ Office

Home Address: _____

City _____ State _____ Zip _____

Subscriber Florida Real Estate License#: _____ Subscriber NRDS#:_____

Subscriber E-Mail: _____ Subscriber website _____

New Customers
*Password: **New Customers** must use the **Activate Account** option and follow instructions for setting up their password. If you are an established customer with MLS, you will use your existing user ID and password.

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 Add/Edit Listings Class. I understand that if I do not attend mandatory training within sixty days my Annual Subscription Costs will be forfeited, and I will be suspended from the Service.

****NOTE:** STELLAR MLS ANNUAL SUBSCRIPTION COSTS OR PRO-RATED STELLAR MLS ANNUAL SUBSCRIPTION COSTS ARE **NOT REFUNDABLE.** **Initial** ____

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

STELLAR MULTIPLE LISTING SERVICE SUBSCRIPTION / ACTIVATION AGREEMENT **AGENT/SALESPERSON**

Primary Association/Board **Venice Area Board of Realtors®**

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

- ☐ **Stellar MLS Annual/Prorated Subscription Cost $_____**
- ☐ **New Customer Set up $150** (this fee will also apply for customers reactivating after 1 (one) full billing cycle)
- ☐ **Customer Reactivation Fee $175** (this fee will apply to customers who have been inactive for less than 1 (one) 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

Office/Company Name: _____ Office NRDS#: _____

Your Name: _____ Your NRDS #: _____

Attention Subscriber: MLS renewals occur in May each year. Emails are sent by Stellar MLS each April, and invoices can be accessed and paid through your Stellar Central account. Accounts not paid by stated deadlines result in late fees, account suspensions, and reactivation fees. The Principal Broker is ultimately responsible for the payment of all annual subscription costs, late fees & reactivation fees for participating licenses in his/her company.

****NOTE:** STELLAR MLS ANNUAL SUBSCRIPTION COSTS OR PRO-RATED STELLAR MLS ANNUAL SUBSCRIPTION COSTS ARE **NOT REFUNDABLE.** **Initial** _____

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

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

Revised 11/2026