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2020 APPLICATION FOR REALTOR® MEMBERSHIP

(ALL INFORMATION IS REQUIRED)

Name _____ Nickname _____ RE License # _____

Firm _____ Birth Date (Mo/day/yr.) _____

Firm Address _____

City _____ State _____ Zip _____

Firm Phone _____ Firm E-Mail _____

Firm Fax _____ Firm Website _____

Home Address _____ Home Phone _____

City _____ State _____ Zip _____ Cell Phone _____

Send mail to: business residence E-Mail _____

Select one: New applicant Previous with _____ Transfer from _____ Dual with _____

First licensed in Oregon (year) _____ Designations (GRI, CRS, CCIM, etc.) _____

For EMAR PORTAL log-in: User Name: _____ Password: _____

Your Initials are required for the following acknowledgements:

(Required – can be anything you want – not case sensitive)

(Required – can be anything you want - case sensitive)

_____, I, the undersigned, hereby apply for membership in the East Metro Association of REALTORS® and submit payment for dues and fees in the amount required. I understand that these dues, minus the application fee (if any), will be returned to me in the event that I am not accepted to membership, and that if accepted, initial and future dues are non-refundable. I agree as a condition of membership to complete the orientation course of the East Metro Association of REALTORS®, 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 East Metro Association and the Constitution, Bylaws and Rules and Regulations of the East Metro Association, the Oregon Association and the National Association.

_____, 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 East Metro Association, through its Membership Committee or otherwise 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 East Metro Association 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.

_____, I acknowledge that the Association will maintain a membership file of information which may be shared with other Associations where I subsequently seek membership. This file shall include: previous applications for membership; all final findings of Code of Ethics violations and violations of other membership duties within the past 3 years; pending complaints alleging violations of the Code of Ethics or alleging violations of other membership duties; incomplete or pending disciplinary measures; pending arbitration requests; and information related to unpaid arbitration awards or unpaid financial obligations to the Association or its MLS.

_____, I acknowledge that if accepted as a member and subsequently resign from the Association or otherwise cause membership to terminate with an ethics complaint pending, the Board of Directors may condition renewal of membership upon my certification that I will submit to the pending ethics proceeding and will abide by the decision of the hearing panel. I further understand that if I resign or otherwise cause membership to terminate, the duty to submit to arbitration continues in effect even after my membership lapses or is terminated, provided the dispute arose while I was a REALTOR®.

_____, I understand that I will become a provisional member immediately upon submission of a completed application form, dues and fees. Provisional membership is subject to all of the same privileges and obligations of membership and is granted subject to review of the application by the Board of Directors. If the Board of Directors determines that I have not met all of the qualifications established in the Association's bylaws, or if I do not satisfy all of the requirements of membership (for example, completion of a mandatory orientation program) within ninety (90) days of the Association's receipt of the application, my membership may be terminated.

_____, Further, I acknowledge that dues are computed from the date of application and are not refundable unless the Board of Directors terminates my membership for failure to meet the requirements of membership. In such instance, my dues will be returned, less a prorated amount to cover the number of days that services were received, and any application fee. **Dues are not refundable when a member leaves the business, area or member office.**

_____, I understand that it is a requirement for membership of the East Metro Association of REALTORS®, to notify the Association office of any change of contact information within seven (7) days of such change. Failing to meet the requirement may result in suspension of membership until the information is corrected.

_____, I acknowledge that ALL communications from EMAR, in the form of email, text message, etc. will not be unsubscribed or blocked. Furthermore, Email is the primary form of communication from EMAR and includes Constant Contact, Mail Chimp, and other systems which shall not be unsubscribed or blocked.

Signed _____ Date _____

Dues payments are not tax deductible as charitable contributions. All or portions of such payment may be tax deductible as ordinary and necessary business expenses.

This page is only for principals, partners, corporate officers, or branch office managers who are applying for Membership

The following section is to be completed by applicants for REALTOR® Membership, whether primary or secondary, who are principals, partners, corporate officers, or branch office managers (i.e., individuals in positions of management control on behalf of individuals who are not physically present and/or engaged in the real estate profession).

State the names and titles of all other principals, partners, or corporate officers of your firm:

Is the office address stated on page 1 your principal place of business? yes no

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

Are you currently a member of another board/association which is affiliated with the N.A.R. or have you held membership in another association within the past 3 years? yes no

If yes, which board/association(s)?

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 proceeding 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 3 years? * yes no

Do you hold, or have you ever held, a real estate license in any other state? yes no

If yes, which state(s)?

Has your real estate license, in this or any other state, been suspended or revoked? yes no

Are there now any pending or unresolved complaints, or have there been within the past 3 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 of government? yes no

Have you ever been convicted of a felony? yes no

*Applicant acknowledges that if s/he or any real estate firm in which s/he 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 3 years, the Association may require, as a condition of membership, that s/he pay cash in advance for Association fees for up to 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 may be placed on a "cash basis" from the date that bankruptcy is initiated until 1 year from the date that the member has been discharged from bankruptcy.

Signature

Date

Applicants for REALTOR® membership become provisional members immediately upon submission of a completed application form, dues and fees. Provisional membership is subject to all of the same privileges and obligations of membership and is granted subject to review of the application by the Board of Directors. If the Board of Directors determines that the applicant does not meet all of the qualifications established in the Association’s bylaws, or if the applicant does not satisfy all of the requirements of membership (for example, completion of a mandatory orientation program) within ninety (90) days of the Association’s receipt of the application, membership may be terminated.

2020 REALTOR® DUES PRORATION SCHEDULE

Month Joined	Local Portion	State Portion	National Portion (includes \$35 Consumer Advertising Campaign Fee)	Total Dues
January	180.00	285.00	185.00	650.00
February	165.00	261.25	172.50	598.75
March	150.00	237.50	160.00	547.50
April	135.00	213.75	147.50	496.25
May	120.00	190.00	135.00	445.00
June	105.00	166.25	122.50	393.75
July	90.00	142.50	110.00	342.50
August	75.00	118.75	97.50	291.25
September	60.00	95.00	85.00	240.00
October	45.00	71.25	72.50	188.75
November	30.00	47.50	60.00	137.50
December	15.00	23.75	47.50	86.25

Newly licensed Brokers have a one-time application fee of 75.00
There is a \$25.00 administration fee for REALTORS® who have been inactive for one year or more
(WAIVED for Transfer and Dual members)

According to the IRS, OAR and NAR dues are not deductible as a charitable contribution. However, a portion of your dues may be deductible as an ordinary and necessary business expense... less the amount of dues allocated for federal and state lobbying expenses. The amount of dues directed to these operations for 2020 total **\$142.00 dollars** (NAR - \$50 and OAR - \$92.) You should contact your CPA and/or tax professional for specific directions on how this relates to your taxable situation. Regardless of the deductible portion of your dues, the total amount of your annual REALTOR® dues are payable on the due date.

A portion of your OAR dues includes a \$50 allocation into the Oregon REALTOR® Political Action Committee (ORPAC). However, **you may choose to re-allocate \$50 of your total OAR dues – to either the HOME Foundation or the Issues Mobilization Fund by sending an email message to redirect@oregonrealtors.org and specifying your choice. Any re-direct requests MUST be made within 48 hours of the time dues are paid. Re-direct requests received after the 48 hour time frame of payment will not be honored.** Please note, **ORS 316.102 may provide for a credit against Oregon state taxes of up to \$50 per individual or \$100 per joint return for contribution to political committees, including ORPAC.** If you have further questions or concerns, please call 877-283-4116.

As part of the application process, all brand-new REALTOR® Members who have never belonged to another REALTOR® association are required to take a 2½ hour REALTOR® Code of Ethics class and attend a 3-hour EMAR Orientation class.

Dues are not refundable when a member leaves the business, area, or member office.



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