



APPLICATION FOR REALTOR® AND/OR NALMLS MEMBERSHIP

TYPE OF APPLICATIONS

- 1. I apply for the following categories of membership (check all applicable boxes).
a. [] Designated REALTOR®
b. [] REALTOR®
c. [] Principal, Partner, Corporate Officer or Branch Manager of Company
d. [] NALMLS Broker Participant
e. [] NALMLS Subscriber (Primary Board is somewhere other than HAAR)
f. [] NALMLS Appraiser Participant

Application Type(s) Defined

A - Designated Realtor whose Primary Board/Association is HAAR

B - Realtor whose Primary Board/Association is HAAR

C - If you are the Principal, Partner, Corporate Officer or Branch Manager of Company applying for membership, complete item(s) 1-13 beginning on page 2.

D - If you are the Designated Realtor whose primary Board/Association membership is somewhere other than HAAR and applying for MLS Only.

E - If you are a REALTOR and your primary Board/Association membership is somewhere other than HAAR and applying for MLS Only.

F - Appraiser Members applying for full REALTOR membership with HAAR and/or NALMLS.

GENERAL INFORMATION

- 2. Name (as it appears on your license):
3. Name as you want to appear on roster:
4. Legal Firm Name:
5. Firm address: (Street) (City) (State) (Zip code)
6. Firm Telephone Number: Firm Fax Number:
7. Home address: (Street) (City) (State) (Zip code)
8. Home Phone Number: Home Fax Number: Cell Number:
Other Phones (specify types)
9. Which do you want as the primary mailing address? [] Email [] Firm (mailed) [] Home (mailed)
10. E-mail Address: Birth Date (MM/DD/YY):
(By joining NALMLS, you explicitly agree your e-mail address may be shared with other NALMLS members. Further, you agree to indemnify and hold NALMLS and HAAR harmless from any damage incurred from receipt of communications from other NALMLS members and to refrain from sending harass communications to other NALMLS members.)
11. Last 4 digits of your Social Security Number Date of Birth [] Single [] Married First name of spouse
12. Real Estate License No. Type of license: [] Broker [] Salesman [] Certified Appraiser [] Other
13. NRDS ID (if previously issued):
14. How many years have you been active in the real estate profession? In what capacity? [] Salesman [] Broker [] Other
15. First licensed in this state in (month, year), and continuously licensed since (month, year).
16. Primary Specialty: [] Residential Brokerage [] Property Management
[] Commercial/Industrial Brokerage [] Appraising
[] Land Brokerage [] Mortgage Financing
[] Other
17. List all Boards/Associations of REALTORS® which are affiliated with the National Association of REALTORS® and MLS to which you Currently Belong:

18. List all Boards/Associations of REALTORS® which are affiliated with the National Association of REALTORS® and MLS to which you Previously Belonged (within the past three (3) years): _____
 (List each board/association where membership was held, type of membership and approximate dates of membership.)
18. List the multiple listing services, which are owned and operated by a Board/Association affiliated with the National Association of REALTORS®, you have participated in within the past three (3) years: _____
 (List each multiple listing service where membership was held and approximate dates of membership.)
19. Professional Designations: [] GRI [] CRS Others (please specify): _____
20. List any Institutes, Societies or Councils affiliated with the National Association of REALTORS® you are a member of _____
21. Are you now employed by or engaged in any other business or profession? _____
22. Give position and location _____

Following Member Types must complete Items 1 – 13: Designated REALTOR®; Principal, Partner, Corporate Officer or Branch Manager; NALMLS Broker Participant; NALMLS Appraiser Participant

NOTE: Applicants for REALTOR® membership who are Designated REALTORS®, principals, partners, corporate officers or branch managers must also complete this application)

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

2. Name of the institution in which your escrow account is maintained: _____
3. Circle whether: Sole Proprietor DBA Partnership Corporation
4. Circle Position with firm: Principle Partner Corporate Officer Branch Office Manager Other _____
5. Do you hold, or have you ever held, a real estate license in any other state? _____ If yes, please specify name of state and license number _____
6. Has your real estate license, in this or any other state, been suspended or revoked? _____
7. If yes, specify the place(s) and date(s) of such action, and detail the circumstances relating there: (attach separate sheet if necessary)

8. Are there now any pending or unresolved complaints, or have there been within the past three (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? _____
9. If yes, specify the substance of each complaint in each state, the agency before which complaint was made, and the current status or resolution of such complaint: (attach separate sheet if necessary) _____

10. Have you ever been convicted of a felony? _____
11. If yes, give details including state and court of conviction: (attach separate sheet if necessary) _____

GENERAL TERMS AND CONDITIONS OF MEMBERSHIP

1. **Orientation:** I agree as a condition to membership to attend the first scheduled Orientation course of the Huntsville Area Association of REALTORS®. If you are a primary member of a board/association other than Huntsville Area Association of REALTORS® who offers Orientation and Code of Ethics training, only the MLS portion of Orientation is mandatory.
2. **HAAR Members Induction:** I agree to attend the Induction Luncheon immediately following the last session of Orientation.
3. **Bylaws, Policies and Rules and Regulations:** I agree to abide by the bylaws, policies and rules of the Board/Association, the bylaws, rules and regulations, and Guidelines of NALMLS, the bylaws, policies and rules of the Alabama Association of REALTORS®, and the constitution, bylaws, policies and rules of the National Association of REALTORS®, all as may from time to time be amended.
4. I hereby grant a non-exclusive, transferable, sub licensable, royalty-free, worldwide license to use photographs that I provide in my listing content to NALMLS. I hereby acknowledge that such license terminates when I delete the photographs from the listing content.

5. **Standards of Conduct/Code of Ethics of the National Association of REALTORS®:** I agree as a condition to membership, to thoroughly familiarize myself with these standards of Conduct/Code of Ethics and to attend the three (3) hour session during Orientation. I further agree that my act of paying dues shall evidence my initial and continuing commitment to abide by the aforementioned Standards of Conduct/Code of Ethics, the Bylaws, the Rules and Regulations and the Guidelines of HAAR and or NALMLS, and duty to arbitrate, all as from time to time amended.
6. **Authorization to release and use information Waiver:** I consent and authorize the 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 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 irrevocably waive all claims including, but no limited to, loss of business or profits against the Association/NALMLS or any of its Officers, Directors or Members, for any act in connection with the business of the Association, and particularly as to electing or failure to elect, advancing, suspending, expelling or otherwise disciplining me as an applicant, or as a member. I acknowledge that the Association/NALMLS will maintain a membership file of information which may be shared with other boards/associations where applicant subsequently seeks membership. This file shall include: previous applications for membership; all final findings of Standards of Conduct/Code of Ethics violations and 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 multiple listing service (NALMLS).
7. **Additional Terms and Conditions:** I acknowledge that if accepted as a Member and he/she subsequently resigns or is expelled from membership in Association or MLS 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. I also understand that a violation of the Code of Ethics may result in termination of my NALMLS privileges and that I may be assessed an administrative processing fee which may be in addition to any discipline, including fines, that may be imposed.
8. **Dues:** It is agreed that, if accepted for membership in the Association and/or NALMLS, I shall pay the fees and dues from time to time established, including any non-member differential. I understand that the application fees and annual dues are non-refundable. Dues payments to the Association are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses.
9. **Refunds:** I understand if I am not approved for membership in the Association and/or NALMLS, dues and fees will be returned to me.
10. **Arbitration Agreement:** I agree to the duty to arbitrate contractual and specific non-contractual disputes in accordance with Article 17 of the *Code of Ethics and the Code of Ethics and Arbitration Manual* of the Association.
11. **NALMLS BROKER PARTICIPANTS ONLY:** Participation in the North Alabama Multiple Listing Service, Inc. (NALMLS) is available to the firm, partnership or corporation of non-REALTORS®, or of REALTORS® from another board/association wishing NALMLS participation without secondary membership in the Huntsville Area Association of REALTORS®, who have no record of official sanctions involving professional conduct. Under no circumstances is any individual or firm, regardless of membership status, entitled to 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. Mere possession of a broker's license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm "offers or accepts cooperation and compensation" means that the Participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by listing brokers or agents in the MLS.
12. **NALMLS Information:** Use of information developed by or published by the NALMLS is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized uses are 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 NALMLS where access to such information is prohibited by Law. The Designated Realtor®/Principal of any firm, partnership, corporation, or the branch office manager designated by said firm, partnership or corporation shall be termed the "Participant" in NALMLS and shall accept all obligations to NALMLS for the Participant's firm, partnership or corporation, and for compliance with the Bylaws, Guidelines and Rules and Regulations of NALMLS by all persons affiliated with the Participant who utilize NALMLS. Licensees affiliated with the Participant shall be subject to these Bylaws, Guidelines and Rules and Regulations.
13. **NOTE:** Members belonging to only NALMLS agree to be bound by the Code of Ethics/Standards of Conduct on the same terms and conditions as members of the Huntsville Area Association of REALTORS® including the obligation to submit to ethics hearings and the duty to arbitrate contractual disputes with other REALTORS®/NALMLS members in accordance with the established procedure of the Huntsville Area Association of REALTORS®. I understand that a violation of the code of Ethics/Standards of Conduct may result in termination of my NALMLS privileges and that I may be assessed an administrative processing fee which may be in addition to any discipline, including fines, that may be imposed.

SIGNATURE

I hereby certify that I have read and agree to the terms and conditions of this application and that the foregoing information furnished by me is true and correct. I also agree that failure to provide complete and accurate information as requested, or any misstatement of fact, may be grounds for revocation of my membership, if granted. I understand that a background check including a credit report may be conducted as part of the application process and I hereby authorize the Huntsville Area Association REALTORS to conduct one.

Signature of HAAR Applicant Date of Signature

Signature of HAAR Designated REALTOR® Date of Signature

Signature of NALMLS Applicant Date of Signature

Signature of NALMLS Designated REALTOR® Date of Signature

HAAR DUES and FEES

REALTOR®, DESIGNATED REALTOR®, APPRAISER:

| | |
|----------------------|--------------|
| NAR Dues | \$ _____ |
| NAR Assessment | \$ _____ |
| AAR Dues | \$ _____ |
| AAR Application Fee | \$ _____ |
| HAAR Application Fee | \$ _____ |
| HAAR Dues | \$ _____ |
| Total: | \$ _____ |

Note: Dues are assessed annually and are prorated monthly.

NALMLS DUES and FEES

REALTOR®, DESIGNATED REALTOR®, APPRAISER:

| | |
|-----------------|----------|
| Quarterly Dues | \$ _____ |
| Application Fee | \$ _____ |
| New Company Fee | \$ _____ |

Office Use Only:

MANDATORY

Attach Photograph

Confirm HAAR Application fee

Confirm NALMLS Application fee

Confirm Dues (Local, State and National)

Confirm AAR Application fee

Confirm NAR assessment

Notified membership

Membership Committee review

Board of Directors presentation

Orientation course

Induction/introduction to membership