



## APPLICATION FOR REALTOR® MEMBERSHIP

I hereby apply for REALTOR® Membership in the **Central Mississippi Association of REALTORS®**

**Application Fees and Dues:** Will be collected at your onboarding appointment.

**Qualifications for Membership.** I understand that membership brings certain privileges and obligations that require compliance, including the following:

- I will attend REALTOR® New Member Orientation within 60 days after application approval. Failure to meet this requirement may result in having my membership terminated.
- Membership in the Association necessarily means that I am also a member of the State Association and National Association of REALTORS® and I agree to abide by the Code of Ethics of the National Association, which includes the duty to arbitrate (or to mediate if required by the Association) as well as the Constitution, Bylaws and Rules and Regulations of the Association, the State Association and the National Association. Further, if required, I agree to satisfactorily complete the periodic Code of Ethics training and a reasonable and non-discriminatory written examination on such Code, Constitutions, Bylaws and Rules and Regulations.
- I acknowledge that as a member of the Association, I will be licensed to use the REALTOR® trademarks to indicate such membership, and I agree to abide by the rules governing use of those trademarks. I understand that REALTOR® is a federally registered trademark of the National Association and use of this designation is subject to rules promulgated by the National Association. Upon termination of my membership in the Association for any reason, my license to use the term REALTOR® is automatically revoked and I will immediately discontinue use of the term REALTOR® and all REALTOR® trademarks.
- Membership is final only upon approval by the Board of Directors and may be revoked should completion of any membership requirement, such as orientation, not be completed within the timeframe established in the Association's bylaws.

***NOTE:** The duty to submit to an ethics complaint continues in effect even after membership lapses or is terminated. Any ensuing discipline will be held in abeyance until such time as the respondent rejoins an Association of REALTORS® (see Code of Ethics and Arbitration Manual, Section 20(e)). The duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while the former member was a REALTOR®.*

**REALTOR® PRINCIPAL Applicant:** I also understand that a consumer credit report will be obtained from a credit reporting agency to determine my credit worthiness and to determine my ability to pay my dues. I understand that this report will be a completely confidential part of my file.

**NOTE #1:** 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 may be placed on a "cash basis" from the date that bankruptcy is initiated until one (1) year from the date that the member has been discharged from bankruptcy.

**NOTE #2:** Applicant acknowledges that if accepted as a Member and he/she subsequently resigns or is expelled from membership in the Association 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 the 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 previously established as due and payable in relation thereto, provided the award and such costs have not, in the interim, been otherwise satisfied.

| <b>CONTACT INFORMATION:</b>  |   |  |                              |   |                               |                              |
|--|---|--|------------------------------|---|-------------------------------|------------------------------|
| First Name   |   |  | Middle Initial               |   |                               |                              |
| Last Name  |   |  | Suffix                       | <input type="checkbox"/> Jr, <input type="checkbox"/> III, <input type="checkbox"/> Sr, |                               |                              |
| Nickname (DBA):  |   |  | <input type="checkbox"/> Ms. | <input type="checkbox"/> Miss   | <input type="checkbox"/> Mrs. | <input type="checkbox"/> Mr. |
| Home Address:  |   |  |                              |   |                               |                              |
| City:  |   |  | State:                       |   |                               |                              |
| Home Phone:  |   |  | Cell Phone:                  |   |                               |                              |
| Fax:   |   |  |                              |   |                               |                              |
| Primary E-mail:  |   |  | Personal Website:            |   |                               |                              |
| <b>LICENSE INFORMATION:</b>  |   |  |                              |   |                               |                              |
| Broker or Salesperson's License #  |   |  |                              |   |                               |                              |
| State of Licensure:  |   |  | Appraisal License #          |   |                               |                              |
| Do you hold, or have you ever held, a real estate license in any other state? <input type="checkbox"/> Yes <input type="checkbox"/> No   |   |  |                              |   |                               |                              |
| If so, where:  |   |  |                              |   |                               |                              |
| <b>COMPANY INFORMATION:</b>  |   |  |                              |   |                               |                              |
| Office Name:   |   |  |                              |   |                               |                              |
| Office Address:  |   |  |                              |   |                               |                              |
| Office Phone:  |   |  | Fax:                         |   |                               |                              |
| Company Type:  | <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Partnership <input type="checkbox"/> Corporation <input type="checkbox"/> LLC <input type="checkbox"/> Other, specify |  |                              |   |                               |                              |
| Your position:   | <input type="checkbox"/> Principal <input type="checkbox"/> Partner <input type="checkbox"/> Corporate Officer  |  |                              |   |                               |                              |
|  | <input type="checkbox"/> Branch Office Manager <input type="checkbox"/> Independent Contractor <input type="checkbox"/> Other   |  |                              |   |                               |                              |
| Names of other Partners/Officers of your firm:   |   |  |                              |   |                               |                              |
| <b>APPLICANT INFORMATION:</b>  |   |  |                              |   |                               |                              |
| Do you acknowledge that your use of the REALTOR® trademarks must comply with the National Association's trademark rules? <sup>1</sup> <input type="checkbox"/> Yes <input type="checkbox"/> No |   |  |                              |   |                               |                              |
| Are you currently a member of any other Association of REALTORS®? <input type="checkbox"/> Yes <input type="checkbox"/> No   |   |  |                              |   |                               |                              |
| If yes, name of Association  |   |  |                              |   |                               |                              |
| Type of membership held:   |   |  |                              |   |                               |                              |
| Have you previously held membership in any other Association of REALTORS®? <input type="checkbox"/> Yes <input type="checkbox"/> No  |   |  |                              |   |                               |                              |
| If yes, name of Association  |   |  |                              |   |                               |                              |

|   |  |  |  |
|---|--|--|--|
| Type of membership held:  |  |  |  |
| Do you have any unsatisfied discipline pending for violation of the Code of Ethics ? <sup>2</sup> <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |  |
| If yes, provide details.  |  |  |  |
| Are you now or have you been a REALTOR® member before, please provide the information below?  |  |  |  |
| Previous NAR membership (NRDS) #  |  |  |  |
| Last date (year) of completion of NAR's Code of Ethics training requirement:  |  |  |  |
| Have you ever been refused membership in any other Association of REALTORS®? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |  |
| If yes, state the basis for each such refusal and detail the circumstances related thereto:   |  |  |  |
| Do you have any record of civil judgments imposed within the past seven (7) years involving judgments of civil rights laws, real estate license laws, or other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities? <input type="checkbox"/> Yes <input type="checkbox"/> No |  |  |  |
| If yes, provide details:  |  |  |  |
| Do you have a record of criminal conviction(s) within the past seven (7) years? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |  |
| If yes, provide details:  |  |  |  |
| <b>Additional Optional Applicant Information to be completed and considered only if the Association has adopted Section 2(c) from Article V of the NAR Model Bylaws.</b>  |  |  |  |
| Have you been found in violation of the Code of Ethics or other membership duties in any Association of REALTORS® in the past three (3) years? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |  |
| If yes, provide details.  |  |  |  |
| Are there pending ethics complaints against you? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |  |
| If yes, provide details.  |  |  |  |
| Do you have any unsatisfied discipline pending? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |  |
| If yes, provide details.  |  |  |  |
| Are you a party to pending arbitration request? <input type="checkbox"/> Yes <input type="checkbox"/> No  |  |  |  |
| If yes, provide details.  |  |  |  |
| Do you have any unpaid arbitration awards or unpaid financial obligations to another Association of REALTORS® or an Association MLS? <input type="checkbox"/> Yes <input type="checkbox"/> No   |  |  |  |
| If yes, provide details.  |  |  |  |

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, shall be grounds for revocation of my membership if granted. I further agree that, if accepted for membership in the Association, I shall pay the fees and dues as from time to time established. **NOTE:** Payments to the Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. No refunds.

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.

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

|  |               |
|--|---------------|
| Recommended By Credentials Committee   | Date:         |
| Approved by Board of Directors? <input type="checkbox"/> Yes <input type="checkbox"/> No | Date:         |
| If elevating to a REALTOR® Principal   | Member Since: |
| Application amount collected \$  |               |

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<sup>1</sup> The term REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a member of the National Association and subscribes to its strict Code of Ethics. The National Association's Trademark Rules are set forth in the Membership Marks Manual, available at: [www.realtor.org/mmm](http://www.realtor.org/mmm).

<sup>2</sup> Article IV, Section 2, of the NAR *Bylaws* prohibits Member Boards from knowingly granting REALTOR® or REALTOR-Associate® membership to any applicant who has an unfulfilled sanction pending which was imposed by another association of REALTORS® for violation of the Code of Ethics. (Adopted 1/01)



## **MLS PARTICIPATION APPLICATION**

I, \_\_\_\_\_, being a member in good standing of Central Mississippi Realtors® do hereby agree and declare that I (and all licensed agents for whom I am responsible) will conform to the Bylaws in **Article XVIII, Section 4. Participation**, which states that any REALTOR® member of this or any other Association 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 bylaws, shall be eligible to participate in Multiple Listing 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** 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.

Note: 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. “Actively” means on a continual and on-going basis during the operation of the Participant’s real estate business. The “actively” requirement is not intended to preclude MLS participation by a Participant or potential Participant that operates a real estate business on a part time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a Participant or potential Participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the Participant or potential Participant as long as the level of service satisfies state law.

The key is that the Participant or potential Participant **actively endeavors to make or accept offers of cooperation and compensation with respect to properties of the type that are listed on the MLS in which participation is sought**. This requirement does not permit an MLS to deny participation to Participant or potential Participant that operates a Virtual Office Website (“VOW”) (including a VOW that the Participant uses to refer customers to other Participants) if the Participant or potential Participant actively endeavors to make or accept offers of cooperation and compensation. An MLS may evaluate whether a Participant or potential Participant “actively endeavors during the operation of its real estate business” to “offer or accept cooperation and compensation” only if the MLS has a reasonable basis to believe that the Participant or potential Participant is in fact not doing so. The membership requirement shall be applied on a nondiscriminatory manner to all Participants and potential Participants. (Adopted 11/08)

Use of information developed by or published by an Association's Multiple Listing Service 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 or published by an Association's Multiple Listing Service where access to such information is prohibited by law (Amended 11/08).

According to the Policies & Procedures and Rules & Regulations of Central Mississippi MLS, Inc. the Participant shall pay costs incidental to membership and to further pay the **Participation fee of \$500.00** as set by the Board of Directors of Central Mississippi MLS, Inc.

\_\_\_\_\_, shall be designated as the voting member, and I hereby certify that I meet all requirements of voting designees.

**I am responsible for the following licensed agents:**

1. Name: \_\_\_\_\_
2. Name: \_\_\_\_\_
3. Name: \_\_\_\_\_

**I understand that I am required to provide the MLS with a signed Licensee Status Form immediately upon hiring a new licensee and immediately upon terminating an existing licensee's affiliation with my firm.** \_\_\_\_\_

Initial Here

**Signed:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Firm Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Email Address:** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_

**Participation Fee:** \$ \_\_\_\_\_ **Online Access Fee:** \$ \_\_\_\_\_

**Reinstatement Fee Pd.** \$ \_\_\_\_\_ (\$50) **Reinstatement?** Yes \_\_\_ No \_\_\_

**Website address:** \_\_\_\_\_

**LICENSEE HOME INFORMATION** (PLEASE PRINT CLEARLY)

|                             |                     |
|-----------------------------|---------------------|
| Name of Licensee _____      | Agent ID _____      |
| Address _____               | Date of Birth _____ |
| City/State _____ Zip _____  | Phone _____         |
| E-Mail Address _____        | Cell Phone _____    |
| Real Estate License # _____ | FAX _____           |

**LICENSEE COMPANY INFORMATION** (PLEASE PRINT CLEARLY)

OFFICE ADDRESS CHANGE

|  |                  |
|--|------------------|
| <b>New Company</b><br>(As Listed on License) _____ | Company ID _____ |
| Address _____                                      | Phone _____      |
| City/State _____ Zip _____                         | FAX _____        |
| <b>Former Company</b> _____                        | Company ID _____ |

**LICENSE**

|   |                        |
|---|------------------------|
| <input type="checkbox"/> <b>New Licensee</b><br>Include a copy of wall license.                                   | Date submitted: _____  |
| <input type="checkbox"/> <b>Transferring to Referral Company</b><br>Include copy of new wall license.             | Date on license: _____ |
| <input type="checkbox"/> <b>Placing License Inactive</b>  | Date submitted: _____  |
| <input type="checkbox"/> <b>Transferring to Another Firm</b><br>Include copy of new wall license. \$40 fee to CMR | Date submitted: _____  |
| <input type="checkbox"/> <b>Opening My Own Office</b><br>Contact Association for process.                         | Date submitted: _____  |

**MEMBERSHIP STATUS**

**LICENSING**

|   |   |   |
|---|---|---|
| <input type="checkbox"/> Designated REALTOR®  | <input type="checkbox"/> REALTOR® Member  | Have you ever been licensed in Mississippi or any other state?<br><input type="checkbox"/> Yes <input type="checkbox"/> No<br>If yes, provide NRDS #: _____ |
| <input type="checkbox"/> Non-Member License   | <input type="checkbox"/> Affiliate        |   |
| <input type="checkbox"/> Appraiser Non-Member | <input type="checkbox"/> Appraiser Member |   |

**SIGNATURE(S)**

|   |                                      |
|---|--------------------------------------|
| <b>Present/Former</b><br>Broker Signature _____ | <b>New</b><br>Broker Signature _____ |
|---|--------------------------------------|

FOR OFFICE USE ONLY

MLS | Supra | RAMCO Date: \_\_\_\_\_

Central Mississippi REALTORS®, Inc.  
Central Mississippi MLS, Inc.  
P. O. Box 1198, Jackson, MS 39215  
Phone: 601.948.1332 - Web: cmr.realtor



## MLS ACCESS ACKNOWLEDGMENT

Signed by MLS Participant/Subscriber prior to gaining access to MLS services.

**PARTICIPANT:** The REALTOR® Principal of the firm who applied for and was approved by the MLS Board of Directors for Participatory rights to the MLS. By becoming and remaining an MLS Participant I **agree to/acknowledge that:**

- I will abide by the rules and regulations of the service that are from time to time amended.
- I acknowledge that the MLS Board of Directors may administratively impose sanction or discipline on me for my failure to abide by the rules and regulations.
- I am responsible for the MLS fees owed by Subscribers affiliated with my firm even though the MLS invoices the Subscribers directly as a courtesy to me.
- MLS access to my FIRM can be denied for my failure to pay unpaid fees owed by me or any Subscribers affiliated with my firm.
- I acknowledge that I am required to report a new licensee joining or leaving my firm immediately through the Licensee Status Form.
- I have been instructed on how to print a copy of the current **MLS Rules and Regulations** and **MLS Violation and Fine Structure**.

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PARTICIPANT'S Signature

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Date

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**SUBSCRIBER:** A non-principal licensee affiliated with an MLS Participant. As an MLS Subscriber, I **agree to/acknowledge that:**

- I have access to MLS through my REALTOR® Principal who is the MLS Participant.
- My access to the use of MLS and all MLS Services is contingent upon my compliance with the MLS Rules and Regulations and the timely paying of fees.
- My failure to abide by the rules and regulations can result in sanction and/or discipline.
- I am responsible for paying my quarterly MLS fees and my failure to do so by the due date will result in loss of MLS access.
- I have been instructed on how to print a copy of the current **MLS Rules and Regulations** and **MLS Violation and Fine Structure**

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SUBSCRIBER'S Signature

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Date

*Revised 6/30/2017*



## REALTOR® PRINCIPAL ACKNOWLEDGEMENT

In the event you hire licensees to affiliate with your firm the following rules apply in accordance with the CMR and CMMLS bylaws: **(Read & Initial below)**

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### **ADDING/TERMINATING LICENSEES**

DR's must provide the Association a **Licensee Status Form** immediately upon hiring an agent OR immediately upon an agent leaving the firm so that the DR's firm roster can be updated. DR's are responsible for reporting the accuracy of their firm roster to the REALTOR® Association and the CMMLS for accurate dues/fees calculation.

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### **DR'S DUES FORMULA established by NAR**

The annual REALTOR® dues formula for the Designated REALTOR® (DR) includes his/her personal dues PLUS a non-member assessment (\$568) for each non-member licensed with the firm. DR's will be billed for the appropriate number of non-member assessments determined by the non-members affiliated with the firm on December 31 of the current year. To avoid the responsibility of non-member assessments DR's could have an office policy requiring that only REALTORS® can be licensed with the firm. In the event a previous REALTOR® fails to renew his/her membership the DR could return the license to MREC prior to December 31 or acknowledge the willingness to pay the non-member assessment. Non-members are not allowed to pay the assessment. It is part of the DR's personal dues.

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### **PAYMENT OF MLS FEES**

CMMLS PARTICIPANTS are responsible for the CMMLS fees owed by their agents (CMMLS Subscribers). Although CMMLS bills the Subscribers individually, the Participant is responsible for the fees and will be billed for them if the Subscriber fails to pay within 30 days. If all CMMLS fees owed by a Participant and his/her Subscribers are not paid within 30 days from the due date the Participant could lose CMMLS access for the entire firm.

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### **FINES AND DISCIPLINE**

CMMLS PARTICIPANTS are the members who can be disciplined if CMMLS rules are violated. If an CMMLS Subscriber violates an CMMLS rule, the Participant is responsible for any fees owed or any discipline imposed.

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### **IDX**

CMMLS PARTICIPANTS are automatically opted into IDX (Internet Data Exchange) - the agreement whereby CMMLS Participants allow display of their listings on other Brokers' company websites, on BuyInMississippi.com and REALTOR.com. For the privilege of the exposure of their sellers' property by the CMMLS, Participants are prohibited from including names or contact information for anyone in the **PUBLIC REMARKS** section of CMMLS. (Review CMMLS Violation & Fine Structure 2.12. Automatic \$100 fine).