

# **Bullhead City / Mohave Valley Association of REALTORS®**

## **MEMBERSHIP POLICY**

The Bullhead City / Mohave Valley Association of REALTORS® shall be henceforth referred to as the "Association." Policy of the National Association of REALTORS® (NAR), the Arizona Association of REALTORS® (AAR) or the Association bylaws shall supersede any policy herein.

### **Policy 1 – REALTOR® Membership**

#### **(A) Application for REALTOR® Membership**

- (a)** Application shall be handled in accordance with the Association Bylaws.
- (b)** The Application Policy shall apply to any real estate or appraisal licensee applying for REALTOR® Membership with the Association, regardless of the following:
  - Length of licensure
  - Experience
  - Real Estate Specialty
  - Membership in other organizations
  - Previous REALTOR® Membership in the Association or any REALTOR® Association
- (c)** All applicants for REALTOR® Membership in the Association must submit the following documentation, dues and fees upon application:
  - Application for REALTOR® Membership
  - New Member Dues (NAR, AAR, and BHC/MV AOR if applicable)
  - New Member Application Fee
  - Subscriber/Participant Agreement Form (to access the MLS)
  - New Subscriber/Participant Set-up Fee (to access the MLS)
  - Electronic Lockbox Key Fee
- (d)** All applicants for REALTOR® Membership must schedule and complete an Application Interview with Association personnel.
- (e)** All applicants for REALTOR® Membership shall be required to complete the Association's New Member Orientation program and MLS Orientation program in addition to the New Member Code of Ethics Training requirement established by NAR. Required timelines for completion of said requirements shall apply as stated in the Association bylaws.
  - (i)** The New Member Orientation program requirement may be waived if an Applicant has completed similar indoctrination in this or another REALTOR® Association without an interruption in REALTOR® Membership.

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## **(B) Transfers**

There is a \$25.00 transfer fee charge to the agent/new broker when a member transfers from one broker office to another.

## **(C) Reinstatement of REALTOR® Membership**

**(a)** Reinstatement of Membership is only available if REALTOR® Membership was paid in full in the Association and subsequently voluntarily terminated and reinstatement is requested within the same fiscal year. Involuntary termination of REALTOR® Membership or application in a subsequent fiscal year does not qualify for reinstatement.

**(b)** Licensees may apply for Reinstatement of Membership by submitting the Reinstatement of Membership Form in conjunction with the appropriate Reinstatement Fee.

**(c) Reinstatement Fee** (*per individual, per occurrence; other service reactivation and/or activation fees may apply*)

REALTOR®/Salesperson	\$100.00
REALTOR®/DB/Broker	\$200.00
MLS Set-Up	\$ 25.00

**(d)** Those who qualify for Reinstatement of Membership shall not be required to attend the New Member Orientation program or MLS Orientation program provided they had previously completed both programs through the Association and the inactive REALTOR® Membership period did not exceed 180 calendar days.

## **Policy 2 – REALTOR® Office Membership**

### **(A) Application for REALTOR® Main Office/Branch Office**

**(a)** Application shall be handled in accordance with the Association Bylaws.

**(b)** The Application Policy shall apply to any real estate or appraisal company applying for REALTOR® Main Office or Branch Office Membership with the Association, regardless of the following:

- Length of licensure
- Experience
- Membership in other organizations
- Previous REALTOR® Main/Branch Office Membership in the Association or any REALTOR® Association

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- (c) All applicants for REALTOR® Main/Branch Office Membership in the Association must submit the following documentation and fees upon application:
- Application for REALTOR® Main Office or Branch Office Membership *(to be eligible for Branch Office Membership, the Designated Broker/Designated REALTOR® must have already established REALTOR® Main Office Membership for an alternative physical location)*
  - New Main Office or Branch Office Application Fee *(to join the Association)*
  - New Office Set-up Fee *(to access the MLS)*

### **(B) Reinstatement of Main/Branch Office Membership**

- (a) Reinstatement of Office Membership is only available if REALTOR® Main Office or Branch Office Membership was paid in full in the Association and subsequently voluntarily terminated and reinstatement is requested within the same fiscal year. Involuntary termination of REALTOR® Main/Branch Office Membership or application in a subsequent fiscal year does not qualify for reinstatement.
- (b) A Main Office or Branch Office may apply for Reinstatement of Main/Branch Office Membership by submitting the Reinstatement of Main/Branch Office Membership Form in conjunction with the appropriate Reinstatement Fee.
- (c) **Reinstatement Fee** *(per office, per occurrence; other service reactivation and/or activation fees may apply)*
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|---------------|----------|
| Main Office   | \$250.00 |
| Branch Office | \$150.00 |

### **Policy 3 – Affiliate Membership**

#### **(A) Application for Affiliate Membership**

- (a) Application shall be handled in accordance with the Association Bylaws.
- (b) All applicants for Affiliate Membership in the Association must submit the following documentation, dues and fees upon application:
- Application for Affiliate Membership
  - New Affiliate Member Dues
  - New Member Application Fee
- (c) There is one level of membership. The affiliate business is registered as the affiliate member, with one primary contact. All employees of that company are considered affiliates and may attend functions as an affiliate. The affiliate membership dues are \$250.00 annually.

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## (d) Sponsorships

- (i) Affiliate Members must submit the *Request to Sponsor* form to the Association Office 2 weeks prior to the event to be sponsored. If the sponsoring affiliate cannot fulfill that sponsorship they must notify the Association office 1 week prior to the event. If the affiliate does not show up for their sponsored-ship event, the Affiliate office will be fined \$100.00.
- (ii) The Association will provide coffee and bottled water. Additional food and/or beverages are the responsibility of the sponsor.

## (B) Reinstatement of Affiliate Membership

- (a) Reinstatement of Affiliate Membership is only available if Affiliate Membership was paid in full in the Association and subsequently voluntarily terminated and reinstatement is requested within the same fiscal year. Involuntary termination of Affiliate Membership or application in a subsequent fiscal year does not qualify for reinstatement.
- (b) An Affiliate Member may apply for Reinstatement of Affiliate Membership by submitting the Reinstatement of Affiliate Membership Form in conjunction with the appropriate Reinstatement Fee.
- (c) **Reinstatement Fee** (*per business, per occurrence; other service reactivation and/or activation fees may apply*)

Affiliate Office	\$70.00
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## Policy 4 – Non-Member Licensees

- (A) Membership in the Association is optional.
- (B) If an individual licensed with a Designated REALTOR®/REALTOR® Principle opts not to join the Association, the dues of the Designated REALTOR®/REALTOR® Principle shall increase to include an assessment for each Non-Member Licensee in accordance with the policies of NAR, AAR and the Association.
  - (a) The Non-Member Licensee assessment is determined by the month of licensure with the Designated REALTOR®/REALTOR® Principle and is prorated according to the current dues schedule; however, the NAR special assessment does not apply to Non-Member Licensees.
  - (b) The annual Non-Member Licensee assessment is equal to the number of Non-Member Licensees times the current rate for NAR, AAR and

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Association dues. The NAR special assessment does not apply to Non-Member Licensees.

- (C)** Designated REALTORS®/REALTOR® Principles who hold Non-Member Licensees must take great caution so as not to violate the REALTOR® Trademark, Code of Ethics, or otherwise, through misrepresentation to the public or others regarding the membership status of Non-Member Licensees.