

Quincy Association of REALTORS®, Inc.
2012 Application for Designated REALTOR® Membership
(For Use by the Principal or Sponsoring Broker Only)

Thank you for your request for information regarding REALTOR® membership with the Quincy Association of REALTORS®, Inc. Please allow us to take this opportunity to familiarize you with this type of membership.

If you are interested in joining the Quincy Association of REALTORS® as a **Designated REALTOR® (DR)**, any licensed real estate salesperson, licensed or certified appraiser sponsored by or affiliated with you would become eligible for Non-Designated REALTOR® membership. If any licensed real estate salesperson, licensed or certified appraiser sponsored by or affiliated with you, chooses NOT to become a member of the Quincy Association of REALTORS®, your membership dues will be increased to reflect the addition of each such non-member licensee. Should your agents choose not to join our Association they cannot receive services from our Association or programs at member prices. If they do choose to join the Association, they would do so under your sponsorship and you would be responsible for any unpaid fees these individuals incur. **Please make sure you read and understand the implications of the Designated REALTOR® Dues Formula found on page 2 of this packet.**

If you are joining the Association as a **State Certified or Licensed Appraiser** you must join as **Designated REALTOR®** and the Designated REALTOR® Dues Formula (outlined in step 2) applies to any certified appraiser(s) or licensed appraiser(s) who are associated with the Designated REALTOR®.

QUALIFICATIONS

Designated REALTOR®: ACTIVE Illinois or Missouri Real Estate Broker license or Illinois or Missouri State Certified Appraiser Certificate or License, no record of current or pending bankruptcy.

STEP 1: SUBMISSION OF APPLICATION

Fully complete application and return to QAR with:

1. Application Fee: \$250.00 (Application fee must be attached for Membership consideration).
2. Photocopy of IL or MO Broker's License or IL or MO State Certified Appraisal Certificate or License.
3. Annual Membership Dues (Dues are payable at the time your application is submitted)

STEP 2: ANNUAL DUES (2012)

After annual dues are paid, no refunds will be made. Please read the Designated REALTOR® Dues Formula.

<u>If you activate membership between:</u>	<u>QAR</u>	<u>IAR</u>	<u>NAR</u>	<u>YOUR DUES WILL BE</u>
January	130.00	99.00	120.00	349.00 + 35.00 + 50.00 = 434.00
February	119.17	90.75	110.00	319.92 + 35.00 + 50.00 = 404.92
March	108.33	82.50	100.00	290.83 + 35.00 + 50.00 = 375.83
April	97.50	74.25	90.00	261.75 + 35.00 + 50.00 = 346.75
May	86.67	66.00	80.00	232.67 + 35.00 + 50.00 = 317.67
June	75.83	57.75	70.00	203.58 + 35.00 + 50.00 = 288.58
July	65.00	49.50	60.00	174.50 + 35.00 + 50.00 = 259.50
August	54.17	41.25	50.00	145.42 + 35.00 + 50.00 = 230.42
September	43.33	33.00	40.00	116.33 + 35.00 + 50.00 = 201.33
October	32.50	24.75	30.00	87.25 + 35.00 + 50.00 = 172.25
November	21.67	16.50	20.00	58.17 + 35.00 + 50.00 = 143.17
December	10.83	8.25	10.00	29.08 + 35.00 + 50.00 = 114.08

The \$35 added to the above dues is a mandatory assessment for the NAR Public Awareness Campaign and cannot be pro-rated.

The \$50 added to the above dues is a mandatory assessment for the IAR Advocacy Initiative and cannot be prorated.

DESIGNATED REALTOR® DUES FORMULA

The **2012** annual dues for each Designated REALTOR® member shall be \$434.00 for the DR's individual license, plus an additional \$349.00 for each of the real estate salespersons, non-principal brokers, and licensed or IL or MO state certified appraisers who are:

- (1) employed by or affiliated as independent contractors, or who are directly or indirectly licensed with such Designated REALTOR® member and,
- (2) are not REALTOR® members or Institute Affiliate members of any local board in the State of Illinois or Missouri.

ENFORCEMENT OF THE DR DUES FORMULA

Designated REALTORS® - DR's have 30 days to report any new individuals licensed with their firm either directly or indirectly (indirectly means through another broker in the firm or a corporation in which the DR has an ownership interest or management position). Any licensee reported to the QAR after the 30 day period will show up in the data that we receive monthly from IAR/OBRE. The DR of these unreported individuals listed in the IAR/OBRE report are then billed directly by the QAR for sponsorship dues. If the DR does not pay the invoice within 30 days – or require the licensee to fulfill membership criteria – the DR will be subject to suspension and ultimately termination of membership.

THE DUES FORMULA: History and Rationale

The delegates of the 1972 Convention of the National Association of REALTORS®, meeting in Honolulu, Hawaii, overwhelmingly approved a new dues formula for computing the dues of REALTOR® members. This formula called for assessment of REALTOR® dues computed on the basis of the size of the REALTOR's organization, i.e., on the number of individuals licensed with the REALTOR®.

This was selected as the most accurate and equitable method for assessing dues proportional to the membership benefits and services accruing to the REALTORS® and through the REALTORS® to all individuals licensed with him or her. Other possible methods of computing the dues that were considered included the sales volume of the firm, the number of offices, and other such measures. However, after extensive and careful deliberation, it was determined that the number of individuals licensed with the REALTORS® was the fairest measure of benefits accruing to the REALTOR® from his or her membership, and this was selected as the foundation for membership dues in NAR.

At the same time, two contingent provisions were adapted and approved as part of the dues formula.

First, it was recognized that if some or all of the individuals licensed with the REALTOR® also held REALTOR® or REALTOR®-Associate membership, and paid dues for such membership, it would not be equitable to also charge the REALTOR® in respect to such persons; so a credit set off against the REALTORS® dues obligation was provided for each individual licensed with the REALTOR® who voluntarily held REALTOR® or REALTOR®-Associate membership as a matter of personal option and election.

Secondly, in respect to any given firm comprised of more than one REALTOR® principal, only one of the principals designated by the firm would be charged on the basis of the size formula. Furthermore, it was specified that all other principals of the firm would be charged only a base amount of dues as determined and not charged any dues in respect to the number of individuals licensed with the firm. Thus, in the final analysis, the Designated REALTOR® pays dues (his or her own personal dues) for membership benefits and services received which are proportional to the number of such persons affiliated with the REALTOR® who benefit from his or her REALTOR® membership and its benefits and services, but do not personally hold membership and pay no dues.

It must be clearly understood that the Designated REALTOR® is not paying dues for individuals affiliated with him or her who elect not to be Association members. They are not Association members and therefore have no dues payable to the Association. Any benefits or Association services that such licensees realize accrue to them solely through their relationship with the Designated REALTOR® and not provided to them directly by the Association. Rather, the REALTOR® pay his or her dues (his or her own and not the dues paid for others) as computed on the number of individuals licensed with him or her, but who are not members of the Association.

From NAR's "The Executive Officer," June 1981, written by William D. North, current Exec. V.P. of NAR.

Quincy Association of REALTORS®, Inc.

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QUINCY ASSOCIATION OF REALTORS®, Inc.
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Quincy, Illinois 62301
Phone: 217-228-0652 Fax: 217-228-0670

Application and Agreement for Designated REALTOR® Membership

Name of Applicant (As Shown on License): _____

Name, as you want it to appear on roster: _____

Name of Firm: _____

Office Address: _____

City: _____ State: _____ Zip: _____

Office Phone: (____) _____ Office Fax #: (____) _____

Email Address: _____ Web Site Address: http://_____

Type of Firm (check one): _____ Sole Proprietorship _____ Partnership _____ Corporation

Position with Firm: _____ Sole Proprietor _____ Partner _____ Corp. Officer _____ Manager _____ Employee

Residence Address: _____

City: _____ State: _____ Zip: _____

Home Phone: (____) _____ Date of Birth (Needed for Life Membership): _____

Illinois Real Estate License Number: _____ Expiration Date: _____

Missouri Real Estate License Number: _____ Expiration Date: _____

Will the Quincy Association of REALTORS® be your primary Board/Association? _____ Yes _____ No

If No, list Primary Board/Association name: _____

Have you paid current NAR and IAR dues to another Association? _____ Yes _____ No

If Yes, state name and location of Board/Association: _____

Please list all REALTOR® Association/Boards which you hold membership in: _____

Do you have any unpaid financial obligation to any other association or association MLS? _____ Yes _____ No

Address of any branch offices: _____

List names of all licensed salespersons, certified appraisers, and licensed appraisers affiliated with your firm (Name and Real Estate License Number): [Attach separate sheet if necessary]

Have there been any official sanctions of your real estate license within the last five years? ____ Yes ____ No

If yes, specify the substance of each sanction, the agency issuing such sanction, and current status or resolution of such complaint. [Attach separate sheet(s) if required.] _____

Have you ever been convicted of a felony? ____ Yes ____ No

If yes, give details: _____

I do hereby request and authorize any person or persons to furnish any information and to answer all questions asked concerning my credit worthiness or moral character in connection with this application.

I hereby apply for Designated REALTOR® Membership in the Quincy Association of REALTORS®, Inc. (the "QAR"). I agree as a condition of my membership to complete the orientation course as prescribed by QAR. On my own initiative I will thoroughly familiarize myself with the Code of Ethics of the National Association of REALTORS®, Bylaws and Rules and Regulations, from time to time in effect, of QAR, the Illinois Association of REALTORS® and the National Association of REALTORS®, and will also familiarize myself with my duty to arbitrate business disputes with other REALTORS® in accordance with the Code of Ethics and Arbitration Manual of NAR. I 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, revised, supplemented or altered. I acknowledge and confirm my understanding that the Bylaws of QAR provides that I am required to arbitrate and I do hereby irrevocably agree to arbitrate, at common law any controversy hereafter between me and one or more members of QAR in accordance with the rules and regulations governing such arbitration, from time to time in effect as adopted by QAR or its Board of Directors. I consent and authorize QAR 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 QAR by any member or person in response to any such invitation shall be conclusively deemed to be privileged and not from the basis of any action by me for slander, libel, or defamation of character.

I agree, if my membership is approved as a Designated REALTOR® of QAR, I will pay the prescribed dues and fees in accordance with the Bylaws of the Association, from time to time in effect. I agree to assume responsibility of reporting, in writing, all names of persons to QAR, within thirty (30) days, who become licensed with me as an employee or affiliated with me as an independent contractor.

I acknowledge that if accepted as a member and I subsequently resigned or am expelled from membership in QAR with any unpaid financial obligation, or ethics complaint or arbitration request pending, the Board of Directors of QAR may condition renewal of membership upon payment of the financial obligation owed, my verification that I will submit to the pending ethics or arbitration proceeding and will abide by the decision of the Hearing Panel; or if I resign or am expelled from membership without having complied with an award in arbitration, the said Board of Directors may condition renewal of my membership upon my payment of the award, plus any costs that have previously been established as due and payable in relation thereto, provided that the award and such cost have not, in the interim, been otherwise satisfied.

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, may be grounds for revocation of my membership if granted.

(Applicant's Signature)

(Date)