



**GOLDEN ISLES**  
ASSOCIATION OF REALTORS®

We know  
real estate  
by heart.

## Broker Application

On behalf of the Golden Isles Association of REALTORS® Board of Directors, we appreciate your interest in becoming a member of our local Association. Our goal is to promote and benefit REALTORS®, our Affiliates, and the public through education, community service, and involvement.

### REALTOR® Member Benefits

As a member of the Golden Isles Association of REALTORS®, you gain access to a variety of benefits on a local, state, and national level. When you join our Association, you receive discounts to continuing education courses and Association-sponsored events throughout the year. You also take part in one of the largest networks of real estate professionals in the Golden Isles, not to mention the Association with one of the most diverse Affiliate communities in the state. Here are just some of the exclusive benefits you will enjoy upon approval of your application:

- NAR RPR – the REALTOR® Property Resource, *presented by the National Association of REALTORS®*
- Tech Helpline, *free technology assistance available to REALTORS® 24 hours a day, 7 days a week*
- Opportunities to Network
  - REALTOR® Day
  - Affiliate Appreciation Breakfast
  - Monthly Membership Lunches & Breakfasts
  - Annual Awards & Circle of Excellence Banquet
- Opportunities for Recognition
  - Circle of Excellence (*prev. Million Dollar Club*)
  - Annual Awards
- Discounts to various participating outlets such as:
  - Georgia Drug Card
  - Aflac
  - UPS
  - T-Mobile
- Scholarships
- Mediation, Grievance, & Arbitration
- Free E-book Library

### Committee Involvement

We encourage you to jump right in and join a committee, one that best suits your talents and interests. GIAR boasts a wide array of committees, and we're confident you will find one (or three) of the following committees to call home:

**Awards • Community Relations • Education • Green Governmental Affairs • Membership Services Programs • RPAC • Technology • YPN**

### Education Opportunities

The Georgia Real Estate Commission requires that you maintain an active license with yearly Continuing Education hours, and as a service to all of our members we provide countless opportunities for in-class education and training led by the best educators around the country, as well as a complete online resource at competitive prices for those interested in a more independent experience. You can find more education information on our public website: [myGIAR.com](http://myGIAR.com) or by checking our weekly email newsletter, the *myGIAR member ebanner*.

### Legislative Advocacy & Political Action

As REALTORS®, it is our duty to stay informed on the political welfare of our industry, and by supporting the REALTOR® Political Action Committee (RPAC), you become a vital pillar to one of the largest and most influential political groups in Georgia and in the country. As an Association, we work to provide you with the most up-to-date and accurate information regarding the State of Real Estate on Capitol Hill. From crucial nationwide flood insurance reform to changes in local land ordinances, we'll keep you in the know and at the cutting edge of *realestatepolitik*.



## SECTION I

## Joining the Golden Isles Association of REALTORS®

Tell us who you are.

Name \_\_\_\_\_

Home Address \_\_\_\_\_

Address #2/Suite # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Cell Phone (\_\_\_\_\_) \_\_\_\_\_ - \_\_\_\_\_

Email \_\_\_\_\_

Personal Website \_\_\_\_\_

Birth Date \_\_\_\_/\_\_\_\_/\_\_\_\_ (published in online)

Georgia Real Estate License # \_\_\_\_\_

What membership type are you applying for?

Primary       Secondary       MLS Only

Are you a member of another Association or board of REALTORS®?

Yes       No

If "Yes," where? \_\_\_\_\_

*If applying as an MLS Only member, please proceed to SECTION II*

### New Member Orientation

**Do I need to attend?** As a Primary member of GIAR, you are required to attend New Member Orientation within six (6) months of joining the Association. If you are Secondary member or are transferring from a different Association, having already completed orientation, and can provide proof of completion, you are exempt from attending Orientation. Of course, we strongly encourage all of our incoming members to participate. MLS Only applicants are not required to take New Member Orientation.

**When is the next Orientation?** Orientation is held each quarter. There is no fee to attend Orientation, but you must register online in a timely manner.

### Code of Ethics Training

**What is the REALTOR® Code of Ethics?** The Code of Ethics represents a special document that spells out the professional responsibilities a REALTOR® owes his or her client and outlines the expectations a client should have when entering into business with a REALTOR®. To view a copy of the NAR® Code of Ethics in its entirety, visit [www.REALTOR.org/Code-of-Ethics](http://www.REALTOR.org/Code-of-Ethics).

**Do I have to attend Code of Ethics Training?** Every licensed agent in America that calls his or herself a REALTOR® has completed training for and abides by the guidelines described in the NAR® Code of Ethics. Every approved applicant joins our Association as a provisional member until all the requirements of his or her membership are fulfilled. Code of Ethics training is a vital component to completing your REALTOR® education and orientation.

**Have you taken Code of Ethics training?**  Yes     No

**If yes, when did you complete it?** \_\_\_\_/\_\_\_\_/\_\_\_\_\_

### REALTOR® Dues Information

**Do I have to pay dues?** Each REALTOR® Applicant, as a requirement of membership, must pay annual dues to the local board or Association he/she plans to join.

**I am a Primary applicant.** Since you do not belong to another board or Association and have not paid REALTOR® dues in the past year, you are required to pay local, state, and national dues to the Golden Isles Association of REALTORS®.

**I am a Secondary In-State applicant.** Since you pay local, state, and national dues to another board or Association, and that board exists in Georgia, you are only expected to meet the Golden Isles Association of REALTORS® local dues requirement.

**I am a Secondary Out-of-State Applicant.** As a Primary member of another board or Association that exists outside of Georgia, you must pay local dues, in addition to state dues, as a requirement of membership to the Georgia REALTORS® state association and the Golden Isles Association of REALTORS® local association.



## 2018 REALTOR® Dues Schedule

Month	Local Dues	GAR Dues	NAR Dues*	Subtotal	RPAC**	App Fee	Total
January	\$258.00	\$98.00	\$155.00	<b>\$511.00</b>	\$25.00	\$100.00	<b>\$636.00</b>
February	\$236.50	\$89.83	\$145.00	<b>\$471.33</b>	\$25.00	\$100.00	<b>\$596.33</b>
March	\$215.00	\$81.67	\$135.00	<b>\$431.67</b>	\$25.00	\$100.00	<b>\$556.67</b>
April	\$193.50	\$73.50	\$125.00	<b>\$392.00</b>	\$25.00	\$100.00	<b>\$517.00</b>
May	\$172.00	\$65.33	\$115.00	<b>\$352.33</b>	\$25.00	\$100.00	<b>\$477.33</b>
June	\$150.50	\$57.17	\$105.00	<b>\$312.67</b>	\$25.00	\$100.00	<b>\$437.67</b>
July	\$129.00	\$49.00	\$95.00	<b>\$273.00</b>	\$25.00	\$100.00	<b>\$398.00</b>
August	\$107.50	\$40.83	\$85.00	<b>\$233.33</b>	\$25.00	\$100.00	<b>\$358.33</b>
September	\$86.00	\$32.67	\$75.00	<b>\$193.67</b>	\$25.00	\$100.00	<b>\$318.67</b>
October	\$64.50	\$24.50	\$65.00	<b>\$154.00</b>	\$25.00	\$100.00	<b>\$279.00</b>
November	\$43.00	\$16.33	\$55.00	<b>\$114.33</b>	\$25.00	\$100.00	<b>\$239.33</b>
December	\$21.50	\$8.17	\$45.00	<b>\$74.67</b>	\$25.00	\$100.00	<b>\$199.67</b>

\*NAR Dues includes \$35 National Image Campaign fee

\*\*RPAC contribution is optional

Please read the following very carefully.

I hereby apply for [Primary] [Secondary In-State] [Sec. Out-of-State] REALTOR® membership in the Golden Isles Association of REALTORS® and agree to provide immediate payment of my dues plus an application fee, which I understand will be returned to me in the event that I am not accepted for membership.

In the event my application is approved, I acknowledge and agree, as a condition of membership to GIAR, that within six (6) months or two consecutive Orientation Courses from the date that this application is submitted, I will attend New Member Orientation. I understand that my membership is provisional until all membership requirements have been satisfied. In the event that I fail to attend an Orientation Course in a timely manner, this application and its conditional approval shall expire. An application fee will be required to reapply with the Association.

Additionally, I acknowledge and agree 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 Association and the Constitution, Bylaws, and Rules and Regulations of the above named Association, the State Association and the National Association, and I further agree to complete satisfactorily a reasonable and nondiscriminatory written examination covering such Code, Constitutions, Bylaws, Rules and Regulations, and duty to arbitrate, all as from time to time amended.

Finally, 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.

**NOTE:** 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 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.

**NOTE:** Dues payments to the Golden Isles Association of Realtors® are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses. I agree that, if accepted for Membership in the Association, I shall pay the fees and dues as from time to time established.

Broker Signature

\_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_

*This completes SECTION I of the application. Please proceed to SECTION II to apply to the Golden Isles MLS.*



## SECTION II

### Joining the Golden Isles Multiple Listing Service, Inc.

Tell us about your firm.

Company \_\_\_\_\_

Company Address \_\_\_\_\_

Address #2/Suite # \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Company Phone (\_\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_

Company Fax (\_\_\_\_\_) \_\_\_\_\_ -- \_\_\_\_\_

Company website \_\_\_\_\_

What is your position at the above firm? *Check all that apply*

Principal Broker     Partner     Corporate Officer

Office Manager     Independent Contractor     Other

If "Other," please state your position at the firm

\_\_\_\_\_

Is your firm the primary office or a branch of another corporate entity?

Primary     Branch office

Please complete the following section as it applies to you and your firm.

As Principal Broker of a primary or branch firm, please list the names and addresses of all other principals, partners, corporate officers, or individuals in positions of management.

1. Name \_\_\_\_\_

Address \_\_\_\_\_

2. Name \_\_\_\_\_

Address \_\_\_\_\_

3. Name \_\_\_\_\_

Address \_\_\_\_\_

4. Name \_\_\_\_\_

Address \_\_\_\_\_

Are you the Principal Broker of any other branches or firms within the jurisdiction of the Association?

Yes     No

If yes, please list the names and address of each additional firm:

1. Company name \_\_\_\_\_

Address \_\_\_\_\_

2. Company name \_\_\_\_\_

Address \_\_\_\_\_

NOTE: Principal Brokers of branch offices are completing the above on behalf of individuals who are not physically present and engaged in the real estate profession in connection with the firm's office located within the jurisdiction of the Association.

#### Broker Rules and Responsibilities

As a Broker participating in the Golden Isles MLS, you are responsible for your firm's compliance with MLS bylaws, rules, and regulations, and you are, ultimately, equally responsible for the compliance of each individual agent hanging his or her license under your firm to those same bylaws, rules, and regulations. You are also responsible for the full and timely payment of any and all MLS fees, billed to your firm monthly for each individual agent under your firm.

Upon entering the Golden Isles MLS, you are required to pay in full any and all fees necessary to access the GIMLS, and if you decide to remove your firm(s) from the GIMLS, you must wait at least three months before you can re-apply for entrance into the MLS, and once the three-month probationary period has passed, you will be expected to complete a new application and honor any and all application fees applied therein.

I hereby certify that the above 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 membership if granted.

Broker Signature

\_\_\_\_\_ Date \_\_\_/\_\_\_/\_\_\_

*This completes SECTION II of the application. Please proceed to SECTION III to complete the Participant Agreement.*



SECTION III Participating in the Golden Isles Multiple Listing Service, Inc.

Navica will be your daily Real Estate resource.

The Golden Isles Multiple Listing Service, Inc. is a wholly owned subsidiary of the Golden Isles Association of REALTORS®. Our MLS vendor is Systems Engineering, Inc., and you'll be accessing their Navica database when you want to enter listings, check the "hot sheets", schedule open houses, or register for upcoming Association events and continuing education classes. Be sure to check Navica daily for up-to-date real estate sales figures and to keep informed on relevant industry news and upcoming Association events.

With your Navica account, you will have a number of resources at your disposal including important links to county tax records and GAR forms and contracts, prospects harvesting and contact organization, an easy-to-use flyer maker, and much, much more.

Another important aspect to efficient and successful Navica use is keeping your contact information and listing information current. As an included feature and subscriber benefit of your Navica account, your listings and agent information undergo an active, daily syndication to third-party websites like Zillow, Trulia, or REALTOR.com.

Choose a password (min. 6 char.; 1 upper case; 1 lower case; 1 number)

Navica automatically generates a username that you can change when you log in for the first time. We can program the password of your choice when your account is first created, so make sure to choose one you can easily remember.

Desired password \_\_\_\_\_

Participant Agreement

I, as [Designated REALTOR® Broker] [MLS Only Broker] (please choose one of the above options) and Participant, hereby make application for the firm of \_\_\_\_\_ for membership in the Golden Isles Multiple Listing Service, Inc. (hereinafter referred to as the MLS) I am aware of, understand, and accept the following (initial only each section that applies):

- 1. The Participant must be in good standing with the Golden Isles Association of REALTORS® (hereinafter referred to as the Association) before application for membership in the Multiple Listing Service can

be made. By signing this application, I am affirming that the Participant is a member in good standing with the Association.

Initial \_\_\_\_\_ (Designated REALTORS® Only)

- 2. I have studied, and I am familiar with, the Rules and Regulations and the By-Laws of the MLS. I am keeping a copy for reference. I take full responsibility for making all persons licensed with this firm fully aware and familiar with these bylaws, rules, and regulations, especially Section 17, regarding the agreement to arbitrate financial disputes.

Initial \_\_\_\_\_ (Applies to all Brokers)

- 3. I agree, as a condition of participation in the GIMLS, to abide by all relevant bylaws, rules, and other obligations of participation including payment of fees. I confirm that I currently, and will on a continual and ongoing basis in the operation of my real estate business activities, actively endeavor to list real property of the type filed with the MLS and/or accept offers of cooperation and compensation made by other Participants through the MLS. I acknowledge that failure to abide by these conditions of participation on an ongoing basis may result in potential suspension or termination of MLS participatory rights after a hearing in accordance with the MLS's established procedures.

Initial \_\_\_\_\_ (Applies to all Brokers)

- 4. A check payable to Golden Isles MLS in the amount of \$1000.00 plus an application fee for each licensed sales agent is enclosed. If not accepted for membership, the fee is to be returned within ten (10) business days after rejection. The deposit of this check by the Golden Isles MLS in no way binds the Association or the MLS to any action.

Initial \_\_\_\_\_ (Applies to all Brokers)

Participant (Broker) Signature

\_\_\_\_\_

Date

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

This completes SECTION III of the application. Please proceed to SECTION IV to complete the Broker's Agreement.



**SECTION IV Broker's Agreement to Advertise Property Listings on the Internet**

This agreement, made and entered on \_\_\_\_/\_\_\_\_/\_\_\_\_ by and between \_\_\_\_\_ (hereinafter referred to as Broker) and the Golden Isles Multiple Listing Service, Inc. (hereinafter referred to as MLS), a Georgia corporation, to wit, *witnesseth*:

*Whereas*, MLS has entered into certain agreements to provide Internet access to MLS' member brokers; and

*Whereas*, Broker agrees to advertise the Broker's listed properties on the Internet through the MLS, subject to the terms and conditions of this Agreement;

*Now, therefore*, for and in consideration of the premises and the mutual covenants and promises herein contained, the parties do hereby agree as follows:

1. Broker hereby agrees to submit real estate properties listed by Broker to the MLS for advertisement on a public Internet website maintained by MLS. In connection therewith, Broker hereby agrees to undertake and perform the following obligations.
  - a) Broker hereby agrees to obtain written permission from the owners of each of the Broker's listed properties to advertise said properties through the MLS on its public Internet website.
  - b) Broker shall immediately notify MLS in writing if the owner or owners of any Broker's listed properties wish their properties to be withheld or withdrawn from the MLS website.
  - c) Broker further agrees that it will not violate any obligations, covenants or conditions imposed upon MLS or the Golden Isles Association of REALTORS®. Pursuant to the Internet provider contract between MLS or Golden Isles Association of REALTORS®, Inc. with any current or future Internet service provider. A copy of such contract is, and shall at all times be, on file at the office of the MLS and is available for inspection by the Broker.
  - d) All information submitted to the MLS shall be in an appropriate format, as defined by the MLS, to ensure that such information is easily installed on the appropriate website.
2. Broker hereby waives and releases any and all claims which the Broker may have against the MLS or the Golden Isles Association of REALTORS®, Inc., which claims relate in any way to any information provided by the Broker to the MLS. Broker further agrees to indemnify, defend and hold the MLS and the Golden Isles Association of REALTORS®, Inc. harmless from and against any and all claims, demands, actions, proceedings, lawsuits or otherwise, which arise in the

whole or in part as a result of the provision of any information by the Broker to the MLS, which information is subsequently placed on the MLS' public website.

3. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective heirs, successors, administrators and assigns.
4. This Agreement shall be construed in accordance with the laws of the State of Georgia.
5. This Agreement may be executed in multiple counterparts, each which shall constitute an original hereof.
6. This Agreement constitutes the entire agreement and understanding of the parties, and any and all previous negotiations, promises, inducements or agreements are merged herein.
7. In the event that any provision or condition herein shall be deemed invalid and unenforceable, these provisions and conditions shall be deemed separate, severable and served and the remainder of this Agreement will remain in full force and effect to the extent that the intent of the parties can still be executed. It is also the intention of the parties that in lieu of each clause or provision as similar in terms to such invalid or unenforceable provisions as may be possible and be legal, valid and enforceable.

*In witness whereof*, the parties hereto have set their respective hand and seals on the day and year first above written.

Participant (Broker) Signature

\_\_\_\_\_

Golden Isles Association of REALTORS® & MLS, Inc.

By: \_\_\_\_\_

Attest: \_\_\_\_\_

*Please return this completed form along with a check for your dues (if applicable) to the office of the Golden Isles Association of REALTORS® & Multiple Listing Service, Inc at 1801 Gloucester Street, Brunswick, GA 31520.*