



SULLIVAN COUNTY BOARD OF REALTORS, INC.

548 Broadway
Monticello, NY 12701

845-794-2735 • Fax 845-794-2953

maryb@sullivanbor.com

www.sullivanbor.com



Dear Prospective New Member:

Enclosed please find the membership application forms you requested. The membership dues of the SCBR (an All REALTOR Board) are shown on the annexed schedule.

Note:

1. Primary Board – all licensees join the Board selected by the Designated REALTOR (the “Designated REALTOR” must be a sole proprietor, partner, corporate officer or branch manager acting on behalf of the firm’s principal(s)...). If the firm wishes, it may maintain Designated REALTORS for multiple Boards where licensees can choose a Board as their primary Board. An individual is a primary member if the Board pays State and National dues based on such member. One of the principals must be a Designated REALTOR member of the Board in order for licensees affiliated with the firm to select the Board as their “primary” Board. REALTOR principals are not required to hold membership in more than one Board in order to participate in another Board or Association’s Multiple Listing Service.

Secondary Board – Licensees affiliated with a REALTOR firm can seek “secondary” REALTOR membership anywhere in the State. They may not participate in the MLS without the Principal of the firm first joining the MLS as a participant.

2. Dues will be pro-rated for new members joining at various times during the year (see annexed schedule).
3. All new members must attend an orientation class within 1 month of accepted membership.
4. Dues are not refundable if an accepted member drops out.
5. In addition to your dues, a voluntary contribution to RPAC (REALTOR Political Action Committee) is suggested (\$25 if possible). **The check should be made payable to RPAC.**
6. Please make dues checks payable to the Sullivan County Board of Realtors (**dues and RPAC contributions must be by separate check**) and mail to Sullivan County Board of Realtors, 548 Broadway, Monticello, NY 12701.

Thank you for your inquiry into the Sullivan County Board of Realtors and we hope to welcome you as a new member at our next monthly membership dinner meeting. (Check our monthly newsletter for details.)

Very truly yours,

Sullivan County Board of Realtors



APPLICATION FOR SULLIVAN COUNTY BOARD OF REALTORS® MEMBERSHIP

Date: _____

To the Sullivan County Board of REALTORS®, I hereby apply for REALTOR® Membership in the above named Board and am enclosing my payment in the amount of \$ _____ for a one time application fee and \$ _____ * for my _____ Dues payable to Sullivan County Board of Realtors. My _____ dues will be returned to me in the event of non-election. Application fee is nonrefundable. I will attend orientation within [] days of Association’s confirmation of provisional membership. Failure to meet this requirement may result in having my membership terminated. In the event of my election, I agree to abide by the Code of Ethics of the National Association of REALTORS®, which includes the duty to arbitrate, and the Constitution, Bylaws and Rules and Regulations of the above named Board, the State Association and the National Association, and if required, I further agree to satisfactorily complete a reasonable and non-discriminatory written examination on such Code, Constitutions, Bylaws and Rules and Regulations. I understand membership brings certain privileges and obligations that require compliance. Membership is final only upon approval by the Board of Directors and may be revoked should completion of requirements, such as orientation, not be completed within timeframe established in the association’s bylaws. I understand that I will be required to complete periodic Code of Ethics training as specified in the association’s bylaws as a continued condition of membership.

NOTE: Applicant acknowledges that if accepted as a member and he/she subsequently resigns from the Board or otherwise causes membership to terminate with an ethics complaint pending, the Board of Directors may condition renewal of membership upon applicant’s certification that he/she will submit to the pending ethics proceeding and will abide by the decision of the hearing panel. If applicant resigns or otherwise causes membership to terminate, the duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while applicant was a REALTOR®.

Amount shown is prorated according to month joining. I hereby submit the following information for your consideration:

First Name _____ Middle Name _____

Last Name _____ Suffix (Jr, III, Sr, etc)

Nickname (DBA) _____

Email Address: _____

Real Estate License #:

Licensed/certified appraiser: [___] Yes [___] No Appraisal License #:

Office Name: _____

Office Address: _____

Office Phone: _____ Fax: _____

Home Address Street _____

City _____ State _____ Zip _____

Home Phone: _____ Personal Fax: _____

Cell Phone:

Preferred Mailing: [___] Home [___] Office Street [___] Office Mail Alternate [___] Member Mail Alternate

Preferred Publication: [___] Home [___] Office Street [___] Office Mail Alternate [___] Member Mail

Alternate

Preferred Phone: [] Home [] Office [] Cell Initial Password for Association Site:

Preferred Email: [] Primary Email [] Secondary Email

Are you presently a member of any other Association of REALTORS®? [] Yes [] No

If yes, name of Association and type of membership held:

Have you previously held membership in any other Association of REALTORS®? [] Yes [] No

If yes, name of Association and type of membership held:

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 or are there any such complaints pending? [] Yes [] No

(If yes, provide details as an attachment.)

If you are now or have ever been a REALTOR®, indicate your NAR membership (NRDS) #:

_____ and last date (year) of completion of NAR’s Code of Ethics training requirement: _____ .

Company information: Sole Proprietor Partnership Corporation LLC(Limited Liability Company) Other, specify

Your position: Principal Partner Corporate Officer Majority Shareholder
Branch Office Manager Nonprincipal Licensee

Names of other Partners/Officers/ of your firm:

Have you ever been refused membership in any other Association of REALTORS®?

[] Yes [] No

If yes, state the basis for each such refusal and detail the circumstances related thereto:

Is the Office Address, as stated, your principal place of business? [] Yes [] No

If not, or if you have any branch offices, please indicate and give address:

Do you hold, or have you ever held, a real estate license in any other state? [] Yes [] No

If so, where:

Have you or your firm been found in violation of state real estate licensing regulations or other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities within the last three years? If yes, provide details:

Have you or you firm been convicted of a felony or other crime. 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 Board, I shall pay the fees and dues as from time to time established. **NOTE:** Payments to the [Name] Board 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.

Dated: _____ Signature: _____

Optional Information:

Date of Birth: _____

How long with current real estate firm? _____

Previous real estate firm (if applicable): _____

Number of years engaged in the real estate business: _____

Field of Business (Specialties): please click the link to view all specialties to select

Languages Spoken: please click the link to view all Languages to select

Information to be supplied by Local Association:

Join Date _____

Status: Active, Provisional

Primary Local Association NRDS ID _____

Primary State Association NRDS ID _____

Office ID _____

(if broker)

Office Contact DR _____

Office Contact Manager _____

Number of Non-Member Licensees



SULLIVAN COUNTY BOARD OF REALTORS, INC.



548 Broadway
Monticello, NY 12701

845-794-2735 • Fax 845-794-2953

maryb@sullivanbor.com
www.sullivanbor.com

SULLIVAN COUNTY BOARD OF REALTORS 2020 REALTOR DUES

	<u>LOCAL SHARE</u> (INCLUDES ASSESSMENT)	<u>NYSAR</u>	<u>NAR + ASSESSMENT</u>	<u>RPAC*</u> (VOLUNTARY)
FULL YEAR	\$140.00	100.00	150.00 + 35 = \$425.00	+ \$25 = \$450.00
FEB.	128.33	91.67	137.50 + 35 = \$392.50	+ \$25 = \$417.50
MAR.	116.66	83.34	125.00 + 35 = \$360.00	+ \$25 = \$385.00
APR.	104.99	75.01	112.50 + 35 = \$327.50	+ \$25 = \$352.50
MAY	93.32	66.68	100.00 + 35 = \$295.00	+ \$25 = \$320.00
JUNE	81.65	58.35	87.50 + 35 = \$262.50	+ \$25 = \$287.50
JULY	69.98	50.02	75.00 + 35 = \$230.00	+ \$25 = \$255.00
AUG.	58.31	41.69	62.50 + 35 = \$197.50	+ \$25 = \$222.50
SEPT.	46.64	33.36	50.00 + 35 = \$165.00	+ \$25 = \$190.00
OCT.	34.97	25.03	37.50 + 35 = \$132.50	+ \$25 = \$157.50
NOV.	23.30	16.70	25.00 + 35 = \$100.00	+ \$25 = \$125.00
DEC.	11.67	8.37	12.50 + 35 = \$67.54	+ \$25 = \$92.54

PLEASE NOTE: COMMENCING ON DECEMBER 1, 2009 THERE WILL BE A \$25.00 BOARD APPLICATION FEE FOR NEW MEMBERS. LATE FEES OF \$25.00 WILL BE ADMINISTERED AFTER JANUARY 1ST, IF DUES HAVE NOT BEEN PAID BY DECEMBER 31ST. IF TERMINATION OF SERVICES OCCURS, THERE WILL BE A **\$100** REINSTATEMENT FEE.

IF YOU ARE A MEMBER OF ANOTHER REALTOR BOARD (YOUR "PRIMARY" BOARD) AND WOULD LIKE TO BE A MEMBER OF THE SULLIVAN COUNTY BOARD OF REALTORS, AS YOUR "SECONDARY" BOARD, YOU ARE RESPONSIBLE FOR PAYING THE LOCAL SHARE OF THE DUES AS INDICATED ABOVE.

ONCE DUES ARE TRANSMITTED BY THE LOCAL ASSOCIATION TO THE NATIONAL ASSOCIATION AND THE NY STATE ASSOCIATION WHICH INCLUDES A SPECIAL ASSESSMENT FOR LEGAL ACTION AND ISSUES MOBILIZATION, THE DUES ARE NOT REFUNDABLE.

Nondeductibility: Associations must include a notice on membership dues statements identifying the portion of dues used for lobbying and political expenditures and that such amount is nondeductible by the member. Compliance with the Tax Reform Act of 1993 requires that the portion of dues attributable to lobbying and political activities at the State and Federal levels of government is nondeductible for income tax purposes. This nondeductible information must be disclosed to members on their dues invoice each year.

Nondeductibility Notice RPAC: Associations must include on all RPAC contribution solicitations, including member dues statements that request an RPAC contribution, a notice that RPAC contributions are not deductible for federal tax purposes. Said notice must be “sufficiently conspicuous” to satisfy the requirement of Section 6113 the notice must be in at least the same size typeface as the primary message and must be the first sentence in the solicitation notice paragraph or a paragraph by itself.

For 2020, with dues at \$100.00 per member, the New York State Association of REALTORS portion that is not deductible for income tax purposes is \$20.00.

For 2020, with dues at \$150 per member, NAR computes 38 percent or \$57 to be nondeductible for the member's income tax purposes due to NAR lobbying efforts. Please note that the entire \$35 Consumer Advertising Campaign special assessment qualifies as fully deductible

In addition, contributions (including member dues) to NAR are not tax deductible as charitable contributions. However, they may be tax deductible under other provisions of the Internal Revenue Code. for the member's income tax purposes due to NAR lobbying efforts. Please note that the entire \$35 Consumer Advertising Campaign special assessment qualifies as fully deductible.

Contributions to RPAC are not deductible for federal income tax purposes. Contributions are voluntary and are used for political purposes. The amounts indicated are merely guidelines and you may contribute more or less than the suggested amounts. The National Association of REALTORS® and its state and local associations will not favor or disadvantage any member because of the amount contributed or a decision not to contribute. You may refuse to contribute without reprisal. Your contribution is split between National RPAC and the State RPAC. The National RPAC portion is used to support federal candidates and is charged against your limits under 52 U.S.C. 30116.

We Appreciate Your Membership!