

South Georgia MLS, Inc.

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SOUTH GEORGIA MLS (MLS)
THOMPSON STATE BROKER/PARTICIPANT APPLICATION

SECTION I

Membership Type: Broker _____ **Appraiser** _____ **Owner** _____

Applicant Name (As shown on Real Estate License): _____

Name To Appear on Roster: _____

Company Name: _____

Company Address: _____

Mailing Address: (If different) _____

Home Address: _____

Home Phone #: (_____) _____

Company Phone #: (_____) _____

Pager#: (_____) _____

Fax #: (_____) _____

Cell Phone#: (_____) _____

Date of Birth: _____ / _____ / _____
Month Day Year

Email Address: _____ Real Estate License#: _____

SECTION II (Brokers/Appraisers/Owners Only)

State the names and titles of all other principals, partners, or corporate officers of your firm.

(Name) (Title)

(Name) (Title)

(Name) (Title)

Is the office address specified in Section I your principal place of business? Yes No

SECTION II, Continued

List the names and addresses of all branch offices or other real estate firms in which you are a principal, partner, or corporate officer:

(Name) (Address)

(Name) (Address)

(Name) (Address)

Business and Credit References:

Bank References:

General Account: _____
(Name of bank) (Account)

Escrow Account: _____
(Name of bank) (Account)

Others: _____
(Name of bank) (Account)

Business Type: Sole Proprietor DBA Partnership Corporation

Position with firm: Principal Partner Corporate Officer Branch Office Manager Employee
 Independent Contractor Other (If "other", please explain: below):

SECTION III (All Applicants)

Are you or is any real estate firm in which you are a sole proprietor, general partner or corporate officer involved in any pending bankruptcy or insolvency proceeding or have you or any real estate firm in which you are a sole proprietor, general partner or corporate officer been adjudged bankrupt in the past three years? Yes No

If yes, the South Georgia MLS, Inc. requires a credit report be obtained. Please sign below to authorize. Also specify below the places(s) and date(s) of such action, and detail the circumstances relating thereto: (attach separate sheet if necessary)

Signature _____

NOTE: 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 years, the MLS may require, as a condition of membership, that the applicant pay cash in advance for MLS fees for up to one 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 MLS, that the member may be placed on a “cash basis” from the date that bankruptcy is initiated until one year from the date that the member has been discharged from bankruptcy.

Do you hold, or have you held, a real estate license in any other state?

Yes No

If yes, please specify name of state and license number: _____

Has your real estate license, in this or any other state, been suspended or revoked? Yes No

If yes, specify the place(s) and date(s) of such action, and detail the circumstances relating thereto: (Attach separate sheet if necessary)

Are there now any pending or unresolved complaints, or have there been within the past three years, any complaints against you or the firm with which you have been associated before any state real estate regulatory agency or any other agency of government?

Yes No

If “yes”, specify the substance of each complaint in each state, the agency before which complaint was made, and the current status or resolution of such complaint: (attach separate sheet if necessary) _____

Have you ever been convicted of a felony? Yes No

If so, give details including state and court of conviction: (attach separate sheet if necessary)

Are you currently a member of another board or association which is affiliated with the NATIONAL ASSOCIATION OF REALTORS® or have you held membership in another board or association within the past three years? Yes No

Please list each board and association where membership was held, type of membership held, and approximate dates of membership.

Have you been a user or subscriber in a Multiple Listing Service which is owned and operated by a board or association affiliated with the NATIONAL ASSOCIATION OF REALTORS® within the past three years?

Yes No

If “yes,” list the name of each MLS and the approximate dates of participation:

First entered the real estate business on _____, at _____
(date) (city) (state)

Have you been engaged continuously in the business since then?

Yes No

If not, during what years were you in the business?

How many years have you been active in the real estate profession?

Salesperson _____ Broker _____ Other _____

In what other business have you been engaged?

_____ from 19__ to ____, at _____
(city)
_____ from 19__ to ____, at _____
(city)
_____ from 19__ to ____, at _____
(city)

First licensed in Georgia on _____, and continuously licensed since _____.

Established in present location on _____ Last previous location: _____

Resident here since _____ Previous residence: _____
(city or county and state)

Are you now employed by or engaged in any other business or profession? Yes No

(position, name of business, and location)

Are you now a member of, or have you ever held membership in a real estate board **not** affiliated with the NATIONAL ASSOCIATION OF REALTORS®? Yes No

If "yes", list the names of each other such board, the type of membership held, and dates establishing the time period during which membership has been held:

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.

Signature: _____
(Applicant) (date)

REALTOR® is a registered mark that identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS.

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, between SOUTH GEORGIA MLS, a Georgia corporation hereinafter referred to as "MLS," and _____, hereinafter referred to as "Salesperson" whose license is placed with _____, Broker/Appraiser/Owner, _____ (Firm).

WITNESSETH:

It is understood between the parties hereto that said assigned database password and **lock box key** are of vital importance to the security of the Multiple Listing Service and should said password or **lock box key** come into the possession of any other person, irreparable damage to the MLS will result. Therefore, Salesperson covenants and agrees that (1) he will take all reasonable care to protect said password from being known; that (2) he will not permit said password to be used by any other person; that (3) he will immediately report to MLS any attempt by anyone to utilize password; that (4) in the event Salesperson's license becomes inactive, suspended, or revoked for any reason, Salesperson shall immediately notify MLS.

A fine of up to \$5,000.00 shall be imposed on Salesperson for misuse of said database password or lock box key.

The term "Salesperson" shall mean the person receiving a lock box key and/or database password from MLS and shall include the terms "Participant", "Principal", "Appraiser", "Salesman," "Saleswoman," "Associate Broker," and "Broker."

Should Salesperson either for himself or in conjunction with other persons willfully permit said password or **lock box key** to be used by any other person during the term of this agreement, same shall be deemed a violation of this agreement and Salesperson shall be liable to MLS for all expenses necessary to re-establish its lock box and/or database security, as well as any other loss or damage that might result to MLS there from. Also note that no one shall be required to lease a lock box key except on a voluntary basis.

IN WITNESS WHEREOF, MLS has caused this agreement to be executed by its appropriate officer, or designated agents, and Salesperson has executed this agreement this day and year first above written.

I hereby apply for PARTICIPANT membership in the South Georgia MLS, Inc., and agree to a one time non-refundable Initial Participation Fee of Two Thousand Dollars (\$2,000.00) (or two (2) monthly payments of one thousand dollars (\$1,000.00) plus monthly dues, which I understand will be returned to me in the event I am not accepted to membership. I will on my own initiative thoroughly familiarize myself with the South Georgia MLS Bylaws and Rules and Regulations. I further agree that my act of paying dues shall evidence my initial and continuing commitment to abide by the aforementioned *Rules and Regulations*, as from time to time amended. Finally, I consent and authorize the MLS 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 MLS 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 the MLS will maintain a membership file of information that may be shared with other boards/associations/MLSs where applicant subsequently seeks membership. This file shall include: previous applications for membership; all final findings of *MLS Standards of Conduct* violations and violations of other membership duties within the past three years; pending complaints alleging violations of the *MLS Standards of Conduct* or alleging violations of other membership duties; incomplete or pending disciplinary measures; pending arbitration requests; and information related to unpaid arbitration awards or unpaid financial obligations to the MLS.

NOTE: Applicant acknowledges that if accepted as a member and he/she subsequently drops MLS membership 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.

I agree as a condition of participation in the MLS to abide by all relevant rules and regulations and other obligations of participation, including payment of monthly fees which are billed by the MLS quarterly. I understand that a violation of the *MLS Standards of Conduct* may result in suspension or termination of MLS rights and privileges and that I may be assessed an administrative processing fee not to exceed \$500 which may be in addition to any discipline, including fines, that may be imposed.

I acknowledge and agree that within **180 days** from the date this application is approved, that I will attend offered MLS Rules and Regulations training and MLS computer software training.

In the event I fail to attend MLS Computer software training, without a written excused absence from the South Georgia MLS, **that my membership will be suspended until the requirement is met.**

PARTICIPANT SIGNATURE: _____ **Date:** _____