



PRIMARY MEMBERSHIP FOR REALTOR®/AGENT

BONITA SPRINGS – ESTERO REALTORS®, INC

Use this form if: **A)** You are not currently a member of another Board *and*
 You are choosing to pay your NAR & FAR dues through our Board *or*
B) You are changing Primary Boards.

This application is for Board Membership only. Please submit your MLS application separately.

If you are a branch manager, corporate officer, partner and/or principal/owner of a real estate company, do NOT use this form; complete the “DESIGNATED REALTOR®” application form.

- Attach a copy of your RE License**
- Provide a Letter of Good Standing from your previous Board**

Member Name: _____ R.E. License #: _____ Exp. Date: _____
 (Exactly as it appears on your license) (Include code (SP, BK, etc.))

NRDS #: _____ Member ID#: _____

Nickname/Salutation: _____ Password for MLS/Online Portal: _____

Home Address: _____ Cell Phone: _____
 _____ Home Phone: _____

Business email address: _____ Date of Birth: _____

Website: _____ Receive BEAR Google calendar invite Yes No

Please send Florida REALTORS® mail to: Home Office

Office Name: _____ Office #: _____ Check one: Main Branch

Office Address: _____ City/State/Zip _____

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

Position with Firm: Independent Contractor Office Manager Employee
 Other: _____

Are you applying for MLS Membership? Yes No **(If yes, please attach the MLS application)**

Do you currently hold, or **have you ever held**, a real estate license in any other state? Yes No
 If yes, specify name of state, license number, and current status: _____

When did you enter the real estate profession: (Mo/Yr) _____

Are you currently or **have you ever been** a member of another Board/Association? Yes No
 If so, which one? _____

(Please notify that Association/Board of your change to Bonita Springs Estero Realtors membership.)

Have you already paid your NAR/FAR dues this year through another association? Yes No
If yes, please provide a Letter of Good Standing from that association.

Are there now any pending or unresolved complaints, or have there been within the past 5 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)

Has your real estate license in this state or any other state, ever been suspended or revoked? ___Yes ___No

Personal Bio

This information enables us to properly introduce you to the other members of our organization:

How long have you lived in Southwest Florida: _____

Where did you move from: _____

Where were you born: _____

Profession before entering Real Estate: _____

Graduated from what Institute of Learning (if applicable): _____

WAYS to SUBMIT

Scan & Email: Kat@bonitaesterorealtors.com

NOTE: Dues payments to the Association are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses.

****All Fees are Non-Refundable****

Check #: _____ Date: _____ Total Amount: \$ _____

Card # _____ Visa _____ MasterCard _____ AMEX _____

Expiration Date _____ Security Code _____ Date processed: _____

CONDITIONS/AGREEMENTS/SIGNATURE

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 (3) years, the Association may require, as a condition of membership, that the applicant pay cash in advance for Association and MLS fees for up to one (1) 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 Board, that the member may be placed on a "cash basis" from the date that bankruptcy is initiated until one (1) year from the date that the member has been discharged from bankruptcy.

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.

Applicant acknowledges that the association/board will maintain a membership file of information which may be shared with other boards/associations where applicant subsequently seeks membership. This file shall include: previous applications for membership; all final findings of Code of Ethics violations and violations of other membership duties within the past three (3) years; pending complaints alleging violations of the Code of Ethics 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 board/association or its MLS.

I hereby apply for REALTOR® membership in the BONITA SPRINGS – ESTERO ASSOCIATION OF REALTORS® INC. I understand that any fees paid in association with this application will be returned to me in the event I am not accepted to membership. In the event my application is approved, I agree as a condition to membership to complete the B.E.A.R. Orientation program within 90 days of the date on this application, and on my own initiative to thoroughly familiarize myself with the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including the duty to arbitrate contractual and specific non-contractual disputes in accordance with Article 17 of the Code of Ethics and 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. I further 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. 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.

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.

Signed: _____ Date: _____

Bonita Springs – Estero REALTORS® INC
25300 Bernwood Drive Suite 7, Bonita Springs, FL 34135
Phone: (239) 992-6771 ♦ Fax: (239) 947-9573
 Website: www.BonitaEsteroRealtors.com Email: Kat@BonitaEsteroRealtors.com

PRIMARY REALTOR® FEE SCHEDULE

Prorating based on date all documents received by Association Office.

FEE	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
Application/Initiation*	\$50.00											
Florida REALTORS® Processing Fee*	30.00											
Local Association Annual Dues	165.00	165.00	165.00	123.75	123.75	123.75	82.50	82.50	82.50	41.25	41.25	41.25
Florida REALTOR® Annual Dues	116.00	106.33	96.67	87.00	77.33	67.67	58.00	48.33	38.67	29.00	19.33	9.67
Florida REALTORS® Issues/Advocacy	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00
NAR Annual Dues	150.00	137.50	125.00	112.50	100.00	87.50	75.00	62.50	50.00	37.50	25.00	12.50
NAR Special TV Advocacy Assessment	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00
RPAC Investment**	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00	20.00
Building Fund Donation**	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00
	<u>\$606.00</u>	<u>\$583.83</u>	<u>\$561.67</u>	<u>\$498.25</u>	<u>\$476.08</u>	<u>\$453.92</u>	<u>\$390.50</u>	<u>\$368.33</u>	<u>\$346.17</u>	<u>\$282.75</u>	<u>\$260.58</u>	<u>\$238.42</u>
Individual MLS Dues & App Fee	140.00	120.00	100.00	80.00	60.00	40.00	260.00	240.00	220.00	200.00	180.00	160.00
TOTAL	\$746.00	\$703.83	\$661.67	\$578.25	\$476.08	\$493.92	\$650.50	\$608.33	\$566.17	\$482.75	\$440.58	\$398.42

* The Application and Florida REALTORS® Processing Fees are one-time only charges at the time of application.

** We encourage you to invest your fair share of \$20.00 (or \$1.66 per month) to the Realtor Political Action Committee. This is especially important as the Association struggles to address all the issues facing your profession.

***The \$10.00 for the building fund goes to help pay off the mortgage. It is not used for any other purpose. We are committed to keeping your dues low and hope you will consider helping us clear this debt so we can concentrate on using your dues to provide the best services we can to our members.

NOTE: MLS fees are billed to the individuals yearly and to the Broker office bi-annually.

NAR and FR determine monetary amounts due to their organizations. Depending on NAR membership, totals may differ from above.

MEMBERSHIP BENEFITS

Multiple Listing Service (MLS)

The SWFLAMLS (Matrix) database links the MLS's of Bonita Springs/Estero, Cape Coral, Greater Fort Myers and the Beaches and Naples. It provides management of your buyer prospects, performs financial function, E-Mail MLS information to prospects, creates beautiful CMA's and does much, much more. You will also have access to the property tax data for Lee and Collier Counties. SWFLAMLS fee includes access to Real Property Resources (RPR) which is a national database and will assist with gathering information for Listing Presentations. Fee also includes Listing Book which will allow you to give your clients access to SWFLAMLS listings.

Technology

The Association provides a wide variety of technology training sessions throughout the year. Association membership entitles you to a free personal web page on the Florida Living Network. Your listings are automatically placed with www.Realtor.com, unless you choose otherwise. All listings entered into the Bonita MLS are automatically uploaded to the state and national REALTOR® web sites, as well as to over 50 other websites. Other technology benefits include regular "hands on" computer training classes available at the B.E.A.R. office. FR also offers a "Technology Hot Line" where you can call whenever you have a computer problem.

Professional Development

Exceptional member prices are available on specialty seminars scheduled by the Association throughout the year, as well as courses needed for nationally recognized professional designations such as GRI, ABR, CRS, and CRB. Many of the seminars are available *only* at B.E.A.R.; some seminars will also offer continuing education credit needed for your license renewal. Also, you can further your professional development by volunteering for Association project teams and committees. Mandatory Quadrennial Ethics training courses will be scheduled throughout the year to assist in completion of the NAR mandate.

Products

The Association REALTOR® store has signs, gifts, marketing tools, and everything else you need for your business. MLS zoned area maps are available at great prices and discounted tickets to local movie theaters are available. Lockboxes and keycards are also available at the Association.

Discounts

Discounts on a wide variety of products and services are available through NAR, including AT&T long distance, overnight delivery with Airborne Express and UPS, car rentals, FTD, Pitney Bowers mailing systems, and many others. NAR also has partnered with companies offering health and disability insurance and retirement plans. Locally, several businesses provide discounts to members.

Advertising & Marketing

Through your association with B.E.A.R. you are eligible to advertise your listings at special rates in the *Bonita- Estero Homeseeker*, and *Homes & Land Magazine-Bonita Springs-Estero* edition. Member lists and labels are also available for purchase at a discounted price.

Charitable & Community Activities

B.E.A.R. regularly contributes significant amounts of money and merchandise to local charities and community organizations as a result of member activities. Almost every social activity at the Association also includes some type of charitable giving opportunity. We are very proud of the fact that our REALTORS® are extremely supportive of our Bonita Springs and Estero communities.

Social/Networking

Our Association is a small, active group where everyone knows your name! We are a “family” and enjoy activities together like the annual golf outing, awards banquet, “after hours” events, membership breakfasts, and other events.

Professional Standards and Arbitration

As REALTORS® we subscribe to the Code-of-Ethics established by NAR. Our local Grievance and Professional Standards Committees oversee enforcement. Decisions are made by fellow REALTORS® actively working in the business, with first-hand knowledge of the complexities of a transaction.

Communications

Special E-Mail bulletins are issued for important communications. Monthly membership meetings also keep you informed. You’ll receive free copies of Florida REALTOR® and Today’s REALTOR® magazines. In addition, you can also access numerous documents by free fax-on-demand services through Florida REALTORS® and NAR. Below are other medians of communication.



Benefits At A Glance

- NO LISTING FEES. Be sure to take this into account if you’re looking at pricing
- All listings are placed on www.Realtor.com
- Discounts on tickets at local movie theaters
- Special rates on insurance
- Low advertising rates in member newsletter & website
- eREALTOR® advertising/website program
- Discounted rates for member mailing lists and labels
- NAR discounts on closing gifts, office equipment/supplies, car rentals, etc.
- Free access to Florida REALTORS® attorneys and Legal Hotline
- Discounted rates for rental of Association Office Conference Center
- Convenient shopping at the expanded B.E.A.R. REALTOR® Store

Legal Services

FAR offers a free legal Hotline where licensed attorneys answer your real estate questions.

Legislative/Lobbying

In addition to the extensive lobbying done by NAR on the national level and by Florida REALTORS® on the state level, our Associate’s legislative committee monitors local legislation and is actively involved when the rights of property owners or REALTORS® are threatened. We are also involved in issues related to growth, traffic and water management in southwest Florida.

Bonita Springs-Estero REALTORS®, Inc.

SWFLA MLS APPLICATION(MATRIX) -- INDIVIDUAL AGENT

- Use this form if the office is a member of the MLS of Bonita Springs-Estero REALTORS®, Inc. This form is also a part of the application package for new members who also want to participate in Bonita Springs-Estero SWFLA MLS.
- There is a separate application form for membership in the BONITA SPRINGS – ESTERO REALTORS®, INC.

Applicant Information

Email: _____

Agent Name: _____ Password you wish to use: _____

Home Address _____ Preferred Contact #: _____

City/State/Zip: _____ Real Estate License # _____

*****Photocopy of real estate license must be attached to this application*****

Designated REALTOR® Approval (Managing Broker)

Office: _____ Primary Board _____

Address: _____ Phone: _____

City/State/Zip: _____ Fax: _____

I hereby certify that I have reviewed this application, and find that the information provided is correct to the best of my knowledge. I also certify that I have reviewed with this REALTOR® MLS access and their MLS requirements.

Broker Signature: _____ Date: _____

Fees *** All fee's are nonrefundable and subject to change without notice ***

There is a one-time \$20.00 application fee for Bonita Springs-Estero SWFLA MLS users/subscribers.

Agents will incur a participation fee of \$240.00 annually effective with the month your application is approved.

This participation fee will be billed on an annual basis for the period of July 1st thru June 30th. This invoice will be emailed to the email provided above.

Conditions

I understand that my application to participate in the Bonita Springs-Estero SWFLA MLS is contingent upon approval by the Bonita Springs – Estero REALTORS®, INC. Board of Directors. I agree as a condition of participation in the Bonita Springs-Estero SWFLA MLS to accurately maintain listing information and 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 Bonita Springs-Estero SWFLA MLS. I agree that I must continue to engage in such activities during my participation in the Bonita Springs-Estero SWFLA MLS. I acknowledge that failure to abide by these conditions of participation on an ongoing basis may result in potential suspension or termination of Bonita Springs-Estero SWFLA MLS participatory rights after a hearing in accordance with the Bonita Springs-Estero SWFLA MLS established procedures.

Agent Signature: _____ Date: _____

PAYMENT

Check # _____ Amount: \$ _____ Date: _____

____ Visa ____ MasterCard ____ AMEX # _____ Date processed: _____

Card #: _____ Exp Date: _____ Security code: _____

Return to: Bonita Springs-Estero REALTORS®, Inc. 25300 Bernwood Drive Suite 7, Bonita Springs, FL 34135

Phone: 239-992-6771 Fax: 239-947-9573 E-mail: Kat@BonitaEsteroRealtors.com

Matrix URL: www.swflaml.com ID: _____ PW: _____

License Information: www.myfloridalicense.com BEAR Website: www.BonitaEsteroRealtors.com

Revised

MLS FEE SCHEDULE

USER/SUBSCRIBER FEES:

Set-up Fees for New Users/Subscribers

Due at the time of application: \$20.00

Annual Fees for User/Subscribers

Annual Fee per User/Subscriber \$240.00/ year
Annual Fee per Unlicensed Clerical Staff \$120.00/ year

Entry Fees

Listings Entered by User/Subscriber Free
Listings Entered for User/Subscriber by Association staff \$30.00 each
Extensions Entered by User/Subscriber Free
Extensions Entered for User/Subscriber by Association staff \$15.00 each
Transfer of Listings from one office to another \$ 2.00 each

INCLUDED IN MLS USER/SUBSCRIBER FEES:

- Unlimited access to data entered by Associations/Boards in Bonita Springs-Estero, Cape Coral, Ft. Myers and Naples
- Access to Tax Roll information in Lee and Collier Counties
- You may enter an unlimited number of listings and extensions at no charge
- Free basic Bonita Springs-Estero SWFLA MLS training provided
- Free Profile Sheet and Status Change form
- No listing fees
- Exclusive to BEAR MLS :
 - RPR – Realtor Property Resources – www.narrpr.com
 - IMAPP – Tax records
 - FIND.com – National MLS Search Engine

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25300 Bernwood Drive, Suite 7, Bonita Springs, FL 34135
Phone: (239) 992-6771 ♦ Fax: (239) 947-9573 ♦ Email: Kat@bonitaesterorealtors.com
BEAR Website: www.BonitaEsteroRealtors.com

POLICY REGARDING NEW MEMBERS (REALTORS®, MLS, & SUPRA)

Updated 11/2014

Approval – New REALTOR® Members

Applications for new REALTORS® require approval by the Association’s Board of Directors, which meets monthly. “Provisional” membership is granted after Board of Directors approval. Membership becomes final when the new member completes requirements for Orientation and Induction.

Approval & Activation – New MLS Subscribers

Agents who are applying for “subscriber” status in the Bonita Springs – Estero MLS must first complete the Bonita Springs-Estero SWFLA MLS application, have it signed by their broker/manager, and submit the MLS enrollment fee.

If the agent’s office is already an existing Bonita Springs-Estero SWFLA MLS participant, and if the agent is new to the business and has already *received* their license from the State, the agent will be issued a “temporary” ID and password. Their subscriber status will become permanent once their REALTOR® application is approved by the Board of Directors, and when they complete Orientation and Induction. If they fail to meet these requirements, their “temporary” Bonita Springs-Estero SWFLA MLS access will be revoked.

If the office is already an existing Bonita Springs-Estero SWFLA MLS participant, and if the agent is new to the business and has *not* received their license from the state, no ID/password may be issued until their license number is confirmed. The agent may submit their Bonita Springs-Estero SWFLA MLS application, and we will hold it until we receive license number confirmation from the agent.

NOTE: The applicant does not have to wait for the license to be received in the mail, but may visit the DBPR web site (www.myfloridalicense.com) until their license number is confirmed on-line. The applicant can then print out a copy of their information from the DBPR web site and fax it to the Association Office and request a “temporary” ID/password at that time.

This information must be submitted via email or in person at the Association Office (no phone calls) so that we will have a “hard-copy” for our files!

They will then be notified by E-Mail of their “temporary” ID/password. Their subscriber status will then become permanent once their REALTOR® application is approved by the Board of Directors and when they complete orientation and induction procedures. If they fail to meet these requirements their, “temporary” Bonita Springs-Estero SWFLA MLS access will be revoked.

If the office is already an existing Bonita Springs-Estero SWFLA MLS participant, and if the agent currently is a REALTOR® member in good standing with another Association/Board, the agent will be issued a Bonita Springs-Estero SWFLA MLS ID and password immediately.

Approval & Activation – New Lockbox Program Participants

The lockbox program is available only to active members of a Board of REALTORS®. To process a participant into the system, we must have proof of REALTOR® membership application on file, with broker/manager signature and with payment.

If the agent is new to the business and has not received their license from the State, no cardkey may be issued until their license number is confirmed. The agent may submit their Supra application, and we will hold it until we receive license number confirmation from the agent. NOTE: The applicant does not have to wait for the license to be received in the mail, but may instead visit the DBPR web site (www.myfloridalicense.com) until their license number is confirmed on-line. The applicant must print out a copy of their information from the DBPR website and fax it to the Association Office. This information must be submitted via fax or in person at the Association Office (not by phone). After this is received, the applicant will receive temporary access to the Supra program. Their Supra status will become permanent once they complete orientation and induction. If they fail to meet these requirements, their “temporary” Supra access will be revoked.

****PLEASE NOTE: Your application will be processed within 48 business hours of
submittal to the board****