

LAKE COUNTRY BOARD OF REALTORS®, INC

1041 Village Park Dr. Ste. 103, Greensboro, Ga. 30642

Phone: 706-453-0823/888-453-0823 Email: lakecountryboard@gmail.com

MEMBERSHIP APPLICATION

I _____, hereby apply for the following type of membership in the LAKE COUNTRY BOARD OF REALTORS®, INC.

BROKER*see waiver Primary REALTOR® SECONDARY
 MLS ONLY (for Non-REALTORS®) APPRAISER

Members of Teams are all required to be members of LCBR.

I understand that my payment will only 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 of membership to thoroughly familiarize myself with the CODE OF ETHICS of the National Association of REALTORS®, it's Constitution, Bylaws, and Rules and Regulation of the Local, State and National Associations/Boards. As a REALTOR® member will abide by the Code of Ethics of the National Association specified by Article 17, of the Code of Ethics, and as further specified in the Code of Ethics and Arbitration Manual of the National Association of REALTORS® and as from time to time amendments and (2) that I consent that the Board, through its Membership Committee or otherwise, may invite and receive information and comments about applicants from any member or other person, and that I agree that any information and comment furnished to the Association/Board by any person in response to the invitation shall be conclusively deemed to be privileged and not form the basis of any action 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/Board with an ethics complaint or arbitration request pending, the Association/Board may condition renewal of membership upon applicant's verification that he/she will submit to the pending ethics by 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 cost that have previously been established due and payable in relation thereto, provided that the award and such costs have not, in the interim been otherwise satisfied.

I hereby certify that I have read and understood the above statements and that, if accepted, I shall pay the fees and dues as from time to time established and that the following information furnished by me for your consideration and use in true and correct. I further agree that the failure to provide complete and accurate information as requested, on any misstatement of fact, shall be grounds for revocation of my membership if granted.

I Authorize LCBR to email information concerning my membership and participation in the BOARD AND MLS.

SIGNATURE: _____ DATE: _____

APPLICATION FOR MEMBERSHIP

The following information is required to be provided for Local, State and National records.

PERSONAL INFORMATION:

NAME ON LICENSE: _____ LICENSE # _____

NAME ON ROSTER: _____ NICKNAME: _____

HOME ADDRESS: _____ CITY: _____ STATE: _____ ZIPCODE: _____

PHONE: _____ CELL: _____ FAX: _____

CONTACT PHONE PREFERRED: OFFICE ___ HOME ___ CELL ___

EMAIL ADDRESS: _____

PERSONAL WEBSITE: _____

DATE OF BIRTH: _____

SPOUSE'S NAME: _____

EDUCATION: HIGH SCHOOL ___ COLLEGE ___ DEGREE(S) _____

LANGUAGE(S): _____

HOBBIES/SPECIAL INTEREST: _____

PROFESSIONAL BACKGROUND: _____

PLEASE LIST ALL PROFESSIONAL/CIVIC ORGANIZATIONS THAT YOU PARTICIPATE IN AND POSITION THAT YOU HOLD(CHAIR,DIRECTOR, PTO,COMMERCE,ETC.) _____

Would you be interested in serving on a **LCBR Committee**? _____

MAILING ADDRESS PREFERENCE: OFFICE ___ HOME ___ P.O. BOX ___ APT. _____

P.O. BOX _____ APT.# _____

CITY: _____ STATE _____ ZIPCODE: _____

DO YOU HOLD ANY REALTOR® DESIGNATIONS? ___ YES ___ NO LIST: _____

COMPANY INFORMATION: ALL INFORMATION REQUIRED.

Do you have a current real estate/Appraiser license in Georgia? Yes ___ No ___ If yes, please provide the following information: **COPY OF REAL ESTATE LICENSE POCKET CARD.**

Date Issued: _____ License No.: _____ Type License(___ Salesperson ___ Brokers ___ Appraiser)

First Licensed in Georgia: (mm/dd/year) _____ Date established with Firm(mm/dd/year) _____

NAME OF FIRM: _____

COMPANY ADDRESS: _____

PHONE: _____ FAX: _____ CO. LICENSE # _____

COMPANY WEBSITE: _____

Do you hold or have you held a real estate license in any other state? ___yes ___No If so, specify, state and date: _____

Has your real estate license, in this or any other state been suspended, or revoked?
___ Yes ___ No If yes, State _____

Do you now or have you previously **held membership in ANY Association?** ___ Yes ___ No
NRDS# _____

If yes, Name of Association and type membership and dates _____

Have you ever been refused membership in any other Association? ___ Yes ___ No. If yes state a basis for each refusal and circumstances related (attach)

Is the office address, as stated your principal place of business? ___ Yes ___ No

Have you ever been convicted of a felony? ___ Yes ___ No If yes give details(attach separate page).

Paragon: if you have a preferred Login and Password, please list or one will be assigned:

LOGIN: _____ PASSWORD: Paragon will send a password link _____

IF YOUR LICENSE HAS BEEN ON INACTIVE STATUS FOR MORE THAN THREE MONTHS, PLEASE SUBMIT A COPY OF BACKGROUND CHECK. IF YOU HAVE BEEN A MEMBER OF ANOTHER BOARD/ASSOCIATION PLEASE GET A LETTER STATING ANY OUTSTANDING DEBTS, COMPLAINTS IN THE PAST 3 YEARS. DATE CODE OF ETHICS TAKEN.

Fees Associated with Lake Country Board & MLS Access

Agent Fees to join as LCBR Primary Board and MLS Member

Brokerage must be member to join

One Time App Fee for each Agent \$ 165

Yearly Dues – (Prorated per month joined):

National Association of REALTORS® \$ 195

Georgia Association of REALTORS® \$ 100

Lake Country Board of REALTORS® \$ 280

Total Annual Dues: \$ 575

Plus Suggested donation to RPAC \$ 25

FEES FOR SECONDARY NEW MEMBER Only

Applies to members of other boards:

One time application fee \$165

Local /MLS annual dues (pro-rated) \$280

Monthly fees – charged to Broker for agents:

Monthly Access Fees with Coop key \$ 24

Monthly Access Fees incl Supra Key \$ 40

Monthly Access Fee without Supra \$ 24

Benefits Included w/GAR REALTOR® Membership:

Benefit	GAR Members	Non-Members
Contract Forms	Included in dues	\$ 259
Monthly Housing Indicators	Included in dues	\$ 149
Georgia REALTOR® Magazine	Included in dues	\$ 25
Legal Helpline	Included in dues	\$ 200

Annual Value

\$ 633

**Hourly rates for specific real estate expertise range from \$200-\$600 per hour. GAR members are entitled to unlimited access to our Legal Helpline throughout the year, free of charge.

Also offer discounts for certain preferred vendors such as UPS, Office Depot, Taxbot, Tenant Reports

Brokerage New Member Fees to Join

New Broker one time application fee **\$4,575**

Qualifying Broker must join as individual member – (see Agent fees) and sign waiver for nonmember agents at firm

Fees as MLS Only Brokerage Member

Initiation Fee for Broker: \$ 4,575

Broker Yearly Fee: \$ 580

One Time Application Fee Each Agent \$ 165

Agent Yearly Fee: \$ 580

Monthly fees MLS Only– charged to Broker for agents:

Monthly Access Fees with Coop key \$ 24

Monthly Access Fees incl Supra Key \$ 40

Monthly Access Fee without Supra \$ 24

Outside Fees Incurred (not through LCBR) if not a board member somewhere:

GAR Forms yearly per agent: \$ 259

Transaction Desk Subscription per use \$ 100

Benefits Included w/ NAR REALTORS® Membership:

Offer discounts from certain vendors such as Dell, Lenovo, Fed Ex, DocuSign, Insurance Companies etc.

22 Benefits of Membership are attached. **Recent RPAC or NAR Assistance to realtors and homeowners:**

Assisted in vetoing 6% sales tax on realtor commissions. # Call to Action involvement was recently responsible for the successful passage of HB410 which will potentially save thousands of \$\$ in costs related to closings requiring HOA Estoppel letters.

RPAC donated funds for local realtors to fight Greene County proposed ordinances against short term rentals.

Call to Action recently overturned Georgia Ruling to require all closing attorneys to receive a letter from the appropriate county stating the county was not in the process nor considering the option of filing a lien against the proposed property.

These 22 benefits are provided by the National Association of REALTORS® to all members.

Combine these with specifics about your association's unique benefits, charity work, discounts, and services, including home tours, state-run legal or technology hotlines, your homes magazine, the REALTOR® member roster, and the public side of your MLS, to create a convincing value statement.

1. Learn from fellow REALTORS® through local, state, and national conferences, networking sessions, and social events. The REALTOR® association—some million members strong—enables you to learn from peers locally, nationally, and internationally.
2. Know more to sell more: NAR offers an array of resources—online, in print, and in person—that provide all the important local and national news, research, useful tips, sales strategies, and hot trends you need to best benefit your business.
3. Whether they're fighting against taxes on your commission or lobbying for better health insurance for the self-employed, REALTOR® associations' skilled lobbyists are hard at work every day keeping laws and regulations real estate-friendly thus protecting your livelihood.
4. Protecting the rights of homeowners to ensure a sound and affordable housing market is key to members' business success. That's why we work with local, state, and national lawmakers to ease property taxes, protect the federal mortgage interest deduction, ensure affordable homeowner's insurance, and stay involved in a wide range of issues affecting the market.
5. Whether sending aid to hurricane-devastated communities, building homes for low-income families, or recognizing individual members' contributions through Good Neighbor Award grants, caring for communities is an important part of the REALTOR® association mission you can become a part of.
6. We give you a voice to make a difference in your community. By volunteering to serve on local, state, and national REALTOR® committees and workgroups, you're involved in directing legislative, charity, and business activities. Plus, you're eligible for specialized leadership training that will not only supplement your leadership skills but also further your professional growth.
7. Every day NAR works to let consumers know you're the best in the industry by communicating value of the REALTOR® brand and the importance of choosing to work with a REALTOR®.
8. Take courses and earn continuing education credits online through REALTOR® University because the more you learn, the more you earn. Coming spring 2012, subject to regulatory approval, REALTOR® University plans to offer a Master of Real Estate degree through its global on-line campus.
9. From national partners—including FedEx®, Dell, OfficeMax®, Budget, and Hertz®—your REALTOR® membership ensures special offers and savings on products and services through NAR's REALTOR Benefits® Program.
10. Through the REALTOR Benefits® Program, members receive exclusive programs and pricing covering a variety of insurance options and financial services (from REALTORS® Core Health Insurance to REALTORS® Federal Credit Union) that can save hundreds of dollars annually.
11. Of special interest to new and young real estate professionals is the national Young Professionals Network, which enables you to connect with other young and new real estate professionals.

12. NAR's national media outreach program promotes you and home ownership. Not only does NAR provide media outlets with accurate housing data and forecasts, we also dispel myths about the housing industry, and respond to negative reports.
13. Free content for your Web site, e-mail, blog, or social media presence, covering mortgages, home inspections, taxes, remodeling, and much more from the REALTOR® Content Resource area at NAR's HouseLogic.com.
14. Earn national recognition for your work. In addition to the local and state award programs that honor your hard work in your community and the industry, members are eligible to enter NAR's REALTOR® Magazine Good Neighbor Awards and the HOPE Awards, which recognize and reward members' community dedication.
15. NAR offers legally binding dispute resolution mediation and arbitration services to settle business disputes between members, which can save you thousands in legal fees. We also offer members and consumers the opportunity to address complaints.
16. NAR works to make the global market accessible to and profitable for all REALTORS® and offers a wide variety of programs and services to help REALTORS® succeed with international buyers and sellers at home.
17. Stay up-to-date on real estate industry news and trends through a variety of print publications, web sites, blogs, and customizable email newsletters. In addition to your local and state communications, you'll receive the award-winning REALTOR® Magazine.
18. Find your profitable niche by pursuing a specialized designation or certification that sets you apart, such as in green and environmental real estate, working with seniors, working with international buyers, buyer representation, relocation, resorts and second homes, property management, and commercial real estate.
19. Technology services through NAR's Center for REALTORS® Technology, include products (like free iPhone apps) and training to help you get the most out of the latest technology.
20. Part of the No. 1 Real Estate Web site, realtor.com® is the most visited homes-for-sale site, with more than 12 million consumers visiting each month. All REALTORS®' listings are automatically posted, and include four free photos, open house data, and more. Every member and office also have a free profile page in Find a REALTOR®. Get free marketing tips, access how-to videos, and more at www.marketing.realtor.com. (To receive this benefit, you must be an MLS participant and your MLS must be a realtor.com® data content provider.)
21. The annual REALTORS® Conference & Expo is where you'll find money-making new ideas and the right tools from more than 100 programs and 400 exhibitors.
22. Never again be without the answers, thanks to the REALTOR® University Library, which serves as your lifeline for all questions related to the real estate industry (800-874-6500).

*****For a New Firm to Join the Lake Country Board & MLS**

\$ 4,575 One time Company Registration Fee – Broker must also join as an individual

***Brokerage must complete waiver for agents on their roster that are not joining LCBR ***

\$ 4,575 Total

*****Qualifying Broker New Join Fees**

\$165 Application Fee (One Time Fee)

\$600 Annual Dues (or prorated amount based on month joined & includes RPAC)

\$765 Total

*****Each Agent New Member Joining Fees**

\$165 Application Fee (One Time Fee per Agent)

\$600 Annual Dues (or prorated amount based on month joined & includes RPAC)

\$765 Total

*****Secondary Membership with LCBR (must already be a board member somewhere)**

\$165 Application Fee (One Time Fee per Agent)

\$280 Annual Dues (or prorated amount based on month joined)

\$445 Total

Monthly Access Fees are billed in Arears at the end of each month. The billing is sent to the broker by an email invoice and due within 15 days of receipt.

There are monthly fees associated with the Lake Country MLS.

Each agent is billed \$24 monthly for Paragon Service if a primary, secondary board member or MLS Only member.

Each agent is also billed for Supra key access:

Primary or Secondary Board Members: \$16 Ekey Monthly

Primary or Secondary Board Members: \$0 if Ekey is Co-op'd with another MLS key

Total Monthly Charges per Agent =

*Board Members with Ekey = \$40 monthly

*Board Members with Coop key (billed at another MLS) = \$24 monthly

*MLS Only Members with Ekey = \$40 monthly

*MLS Only Members with Coop key (billed at another MLS) = \$24 monthly