



**Grand County
Association of REALTORS®**
PO Box 466
Granby, CO 80446
970-887-9588

Become a Full REALTOR® Member of GCAR!

A Full REALTOR® Member pays the local, state, and national dues through Grand County and considers Grand County to be their Primary Association. *If you are currently or have previously been a REALTOR®, provide a letter in good standing from your most recent Association with this application.*

Individual

New Member Application Fee	Application fee breakdown: \$250 to Association, \$500 to MLS	\$750 One-Time
GCAR Local Dues	Prorated by month with initial application	\$350 Annually
Colorado Association of REALTORS® Dues	Prorated by month with initial application	\$175 Annually
National Association of REALTORS® Dues	Prorated by month with initial application	\$150 Annually
NAR Consumer Awareness Assessment	Flat annual fee	\$35 Annually
GCAR MLS Access Fee	Monthly fee, 1 st month due at application	\$50 Monthly
REALTOR® Political Action Committee (RPAC) Investment	Learn more here: https://www.nar.realtor/rpac (Optional)	\$25
SentriLock Application Fee	Optional service	\$250 One-Time
TOTAL DUE	To join in January, prorations and optional items reduce total	\$1,785
<i>For prorated local, state, and national dues amounts, please call the Association office at 970-887-9588.</i>		

New Office

- New Office with Managing Broker Application Fee \$1500
 - \$500 to Association (one-time fee if you remain an active member)
 - \$1000 to MLS (one-time fee if you remain an active member)

SentriLock (optional)

You may also want to apply for a SentriLock Card. The user agreement is attached.

- New agent setup fee \$250, then \$15 per month
- New office setup fee for one agent \$350, then \$15 per month

Payment

You will receive an email with a link to pay the application and any other fees online with an electronic check or credit card. Payment must be made in full prior to receiving REALTOR® benefits or MLS Access.



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I, the undersigned, hereby apply for membership as:

- Designated REALTOR® (sole prop, partner, or corporate officer of a real estate or appraisal firm)
 REALTOR® (Licensed real estate agent or certified appraiser)
 Secondary-REALTOR® (primary membership with another Association/Association)

In the Grand County Association of REALTORS® as indicated above. In the event my application is approved, I agree as a condition of membership to complete orientation course of the Grand County Association of REALTORS® and otherwise on my own initiative to thoroughly familiarize myself with the Code of Ethics of the National Association of REALTORS®, including the obligation to arbitrate any future business disputes in accordance with the Association arbitration procedures. I also agree to abide by the Constitution, Bylaws, and Rules and Regulations of the Grand County Association of REALTORS®, the Colorado Association of REALTORS®, and the National Associations of REALTORS®, and if required, I further agree to satisfactorily complete a reasonable and nondiscriminatory written examination covering such Code, Constitutions, Bylaws, Rules and Regulations. I consent and authorize the Association through its Membership Committee or otherwise, to invite and receive information and comment furnished to the Association by any 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.

An applicant for REALTOR® Membership who is a sole proprietor, partner, corporate officer, or branch office manager of a real estate firm shall supply evidence satisfactory to the Membership Committee that he is actively engaged in the real estate profession, and maintains a current, valid real estate broker's or salesperson's license or is licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property, has a place of business within the state or a state contiguous thereto (unless a secondary member), has no record of recent or pending bankruptcy, and has no record of official sanctions involving unprofessional conduct.

The Association/Association will also consider the following in determining an applicant's qualifications for REALTOR® membership:

1. All final findings of Code of Ethics violations and violations of other membership duties in any other association within the past three (3) years
2. Pending ethics complaints (or hearings)
3. Unsatisfied discipline pending
4. Pending arbitration requests (or hearings)
5. Unpaid arbitration awards or unpaid financial obligations to any other association or association MLS

NOTE: Applicant acknowledges that: 1) failure to complete the orientation course within 6 months of making application shall result in forfeiture of all dues and fees; and 2) 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 Association of Directors may condition renewal of Membership upon the applicant's verification the 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 Association of Directors may condition renewal of Membership upon his/her payment of the award, plus any costs that have previously been established as due and payable in relation thereto, provided that the award and such costs have not, in the interim, been otherwise satisfied.

REALTOR® Application

Applicant Name: _____ (As shown license or certification)

Real Estate License or Appraiser Certificate Number: _____

NRDS # _____ (if applicable)

Is this license or appraiser certification in good standing with the State of Colorado? _____

Office Information

Name: _____ NRDS # _____

Mailing Address: _____

Phone Number: _____ Billing email address: _____

Is this a new office at GCAR? Yes No

Managing/Employing Broker name: _____

Personal Information

Preferred/Nickname: _____

Mailing Address: _____

Phone Number: _____

Email Address: _____

Birthday: _____

In what phase of real estate do you specialize? (check one)

Residential Commercial Property Mgmt Appraisal Inspection Other _____

Primary Association (current or most recent): _____

Association Phone Number: _____

I understand and agree that as Designated REALTOR® with the real estate or appraiser office name herein, I am fully responsible for all dues and fees for services that I request and receive prior to completing the Association membership application process. I also understand and agree that if accepted for membership, I will pay all dues and fees as are from time to time established, and that the total amount of dues for which I will be personally and individually liable and reasonable, as Designated REALTOR® of the firm or office named herein, shall be in such amount as established annually by the Association of Directors for myself, plus an amount times the number of real estate licensees or certified appraisers employed by or otherwise affiliated with my firm or office who are not themselves REALTOR® members of the Association.

Applicants for REALTOR® Membership shall be granted provisional membership immediately upon submission of a completed application form and remittance of applicable association dues and any application fee. Provisional members shall be considered REALTORS® and shall be subject to all the same privileges and obligations of membership. Provisional membership is granted subject to subsequent review of the application by the Association of Directors. If the Association of Directors determines that the individual does not meet all of the qualifications for membership as established in the association's bylaws, or, if the individual does not satisfy all of the requirements of membership (for example, completion of an 8-Hour Ethics and Professional Practice class) within a time frame to be established by the Association of Directors, 6 months from the date of receipt of their application, membership may, at the discretion of the Association of Directors, be terminated.

FOR ALL APPLICANTS: 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 agree that, if accepted for Membership in the Association, I shall pay the fees and dues as from time to time are established.

Signature: _____ Date: _____

Payments to Grand County Association of REALTORS® are not deductible as charitable contributions for Federal income tax purposes; however, they may be deductible under other provisions of the Internal Revenue code.

MLS PARTICIPATION AGREEMENT

For MLS access by REALTOR® (principals) or a firm comprised of REALTOR® (principals) who are not members of the Association/association.

I agree as a condition of participation in the MLS to abide by all relevant Bylaws, Rules and other obligations of participation including payment of fees. I further agree to be bound by the Code of Ethics on the same terms and conditions as Association/association member including the obligation to submit to ethics hearings and the duty to arbitrate contractual disputes with other REALTORS® in accordance with the established procedures of the Association/association. I understand that violation of the Code of Ethics may result in termination of my MLS privileges and that I may be assessed an administrative processing fee which may be in addition to any discipline, including fines, that may be imposed. 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 agree that I must continue to engage in such activities during my participation in 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.

**Note: A 30 day written notice is required to terminate your MLS subscription. A new application fee will be charged to reactivate the subscription once terminated.*

Signature _____ Date _____

Managing/Employing Broker Designated REALTOR® Signature required for all applications:

As the Designated REALTOR® for the above-named office, I am assuming full responsibility for all dues, fees, services, and equipment that may have been or will be requested and received by this office. I will pay all dues and fees that are previously or currently owed, and from time to time established, and that the total amount of dues for which I will be personally and individually liable and responsible for as Designated REALTOR® of the office named herein. I shall be responsible for all dues established by the Association of Directors for myself, plus all dues or assessments for each of the real estate licensees affiliated with my office who are not themselves REALTOR® members of the Association.

Designated REALTOR® Signature: _____ Date _____