



South Metro Denver REALTOR® Association



Welcome to SMDRA!

Thank you for considering membership in the South Metro Denver REALTOR® Association (SMDRA). We are truly pleased to have the opportunity to serve you. So that your transition from applicant to member can be made as quickly as possible, please read the following information carefully.

Dues and Fees

When you join SMDRA, you also become a member of the Colorado Association of REALTORS® (CAR) and the National Association of REALTORS® (NAR). A portion of your dues is remitted to those Associations. *Once remitted, all dues are non-refundable.*

SMDRA’s fiscal year begins October 1, and memberships expire on September 30. Annual dues are prorated on a monthly basis for new members. Dues must be submitted with your application and may be paid by cash, check, VISA, MasterCard, Discover, and American Express.

After you join, you will begin receiving annual dues invoices each August or September for the following fiscal year (October 1 through September 30). Please contact a staff member if you have any questions about dues or fees.

1. Application Fee: Currently there are no application fees for new members.

2. Dues: The dues amounts listed below apply to applicants who have never been a member of a REALTOR® Association, or who have not paid dues to another Association during the past year. If you are transferring from another Association, please ask a staff member to calculate your dues. *Once remitted, all dues are non-refundable.*

NEW REALTORS	LOCAL	CAR	NAR	Total
2016 October	\$ 220.00	\$ 206.25	\$ 220.00	\$ 646.25
2016 November	\$ 201.63	\$ 192.50	\$ 210.00	\$ 604.13
2016 December	\$ 183.30	\$ 178.75	\$ 200.00	\$ 562.05
2017 January	\$ 164.97	\$ 165.00	\$ 155.00	\$ 484.97
2017 February	\$ 146.64	\$ 151.25	\$ 145.00	\$ 442.89
2017 March	\$ 128.31	\$ 137.50	\$ 135.00	\$ 400.81
2017 April	\$ 109.98	\$ 123.75	\$ 125.00	\$ 358.73
2017 May	\$ 91.65	\$ 110.00	\$ 115.00	\$ 316.65
2017 June	\$ 73.33	\$ 96.25	\$ 105.00	\$ 274.58
2017 July	\$ 55.00	\$ 82.50	\$ 95.00	\$ 232.50
2017 August	\$ 36.67	\$ 68.75	\$ 85.00	\$ 190.42
2017 September	\$ 18.34	\$ 55.00	\$ 75.00	\$ 148.34

**New REALTOR® prices are effective if you have never belonged to a REALTOR® Association or if your previous membership has been inactive for more than one year.*

Important Note for Designated REALTOR® Applicants: The National Association of REALTORS® dues formula requires that Designated Brokers pay dues for themselves as well as an assessment that equals dues times the number of ALL licensees in their offices who are not REALTOR® members of an Association. Brokers can reduce their dues obligation by requiring their agents to join SMDRA.

Required Courses

As a condition of membership, all REALTOR® applicants are required to take the SMDRA New Member Ethics and Orientation class within 90 days of application to the Association. This course explains your responsibilities as a REALTOR® and will give you an overview of the benefits you receive as a member.

The 4-hour CE New Member Ethics and Orientation course is held from 8:00am – 2:00pm, lunch is provided by our generous Affiliate Business Partners, in the SMDRA Activity Center. Please refer to the available class dates below. New members take the REALTOR® Pledge and receive their REALTOR® pins at the end of class. We will also take a group photo to be included in our monthly eMagazine.

PRE-REGISTRATION IS REQUIRED. The New Member Ethics and Orientation course is \$50 and is collected separately from your REALTOR® dues. Registration links are sent in your welcome email or you can register online at www.SMDRA.com/smdra-events-education-calendar.

If you are unable to attend within 90 days, please contact SMDRA Membership staff at (303)797-3700

Dates for 2016 New Member Ethics and Orientation & Induction Ceremony

Course on:

January 25, 2017
February 23, 2017
March 21, 2017

Communication

SMDRA will send most communications, including dues billing, by email. We send a weekly update called the **eBlast** and a monthly newspaper, called the **eMagazine**. Our website www.smdra.com also offers a wealth of information. Please make sure your email address is current to ensure timely notice and information.

The South Metro Denver REALTOR® Association serves and promotes a highly skilled, diverse, and successful REALTOR® membership. Welcome to the SMDRA family!



Thank you for joining the South Metro Denver REALTOR® Association!

7899 South Lincoln Court

Littleton, CO 80122

(303)797-3700 Phone (303)797-0109 Fax smdrasupport@smdra.com Email

Visit us online at www.smdra.com

PLEASE SAVE A COPY OF THIS APPLICATION TO YOUR COMPUTER, WITH A NEW NAME **PRIOR** TO COMPLETING THE FORM. AFTER COMPLETING, SAVE AND ATTACH TO AN EMAIL smdrasupport@smdra.com TO SUBMIT.



South Metro Denver REALTOR® Association Membership Application

- Designated REALTOR® - managing broker/owner, appraiser, corporate officer
- REALTOR® - licensed real estate agent
- Secondary REALTOR® - primary REALTOR® membership with another Association (please also see addendum)

Date _____ NRDS # (previous/existing REALTORS®): _____

Select one: Mr. Mrs. Ms. Miss Dr. None

First Name: _____ Middle Initial: _____ Last Name: _____

Preferred or Nickname: _____

LICENSE INFORMATION

Name as it appears on license: _____

Colorado Real Estate License #: _____ Expiration Date: _____ MLS ID: _____

OFFICE INFORMATION – REQUIRED

Office Name: _____ Office Phone#: _____ Ext _____

Office Address: _____ Office Fax#: _____

Office City: _____ State: _____ Zip: _____ Office MLS ID: _____

Office Website: _____ Is this a new office? Yes No

PERSONAL INFORMATION – REQUIRED

Birthdate: _____ Number of years in business: _____

Home Address: _____

Home City: _____ State: _____ Zip: _____

Home/Personal Fax#: _____ Home Phone#: _____

Email: _____

Personal Website: _____ Cell Phone#: _____

COMMUNICATION PREFERENCES

Preferred Mail Contact: Home Office

Preferred Phone Contact: Office Home Cell

Your SMDRA Online Profile at www.smdra.com - Allows you to register online for classes, events, meetings & more!

Your user name will be your MLS ID or the last 6 digits of your license number. Password can be a MAXIMUM of 8 characters - any combination of letters or numbers and is case sensitive. Create a Password: _____

SKILLS & SERVICE (Used to match you with Committees or service projects & events.)

Languages you speak: _____ Military Service(Branch)? _____

Community Involvement: _____

Previous Job Skills: _____

PREVIOUS REALTOR® ASSOCIATION HISTORY - REQUIRED

Have you ever been a member of another REALTOR® Association? Yes No

Have you paid dues to another REALTOR® Association this year? Yes No

Do you currently owe dues to another Association? Yes No

Association Name/State: _____

Other Names previous Membership may have been listed under: _____

How did you hear about SMDRA? _____

CODE OF ETHICS/PROFESSIONAL STANDARDS HISTORY – REQUIRED

Have you completed Ethics and/or Orientation at another REALTOR® Association? Yes No Date Completed: _____

Are you now subject to an unresolved professional standard or arbitration hearing? Yes No Please provide details below or attach: _____

TERMS & ACKNOWLEDGEMENT

I, the undersigned, hereby apply for REALTOR® (primary, secondary, or designated) membership in the South Metro Denver REALTOR® Association (SMDRA) and enclose my payment to cover the application fee and dues (see below). I understand this will be returned to me in the event I am not accepted for membership. In the event my application is approved, I agree as a condition of membership to complete the orientation courses of SMDRA within 90 days of application, including the GRI Ethics and Professional Practices course, which I understand may be worth credit towards the Graduate REALTORS® Institute (GRI) designation. I also agree to thoroughly familiarize myself with and abide by the Code of Ethics of the National Association of REALTORS®, including the duty to arbitrate or mediate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Association and the Constitution, Bylaws, and Rules and Regulations of SMDRA, the Colorado Association of REALTORS® (CAR), and the National Association of REALTORS® (NAR); and I further agree to satisfactorily complete a written examination covering such Code, Constitution, Bylaws, Rules and Regulations and duty to arbitrate or mediate as and when provided by SMDRA. I agree as a condition of continuing membership to complete Code of Ethics courses as required by NAR and SMDRA. I further agree that my act of paying dues shall evidence my initial and continuing commitment to abide by the aforementioned Code of Ethics, Constitution, Bylaws, Rules and Regulations and duty to arbitrate or mediate, 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, 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 established.

I grant SMDRA, CAR, and NAR my express written consent to contact me at their discretion by U.S. mail, fax, telephone, or e-mail. I understand that by providing my street address, e-mail address(es), telephone numbers(s), and fax number(s), I consent to receive communications sent from SMDRA, CAR, and NAR via regular U.S. mail, e-mail, telephone, or facsimile at those numbers/locations. All attempts will be made to use the preferred methods of contact as indicated in this application. Additionally, I acknowledge that SMDRA may photograph or take video at classes and events held at SMDRA or other locations that I may attend. I hereby release SMDRA from all claims which I may have now or in the future for compensation of any kind arising out of my participation in the said video(s) and/or photograph(s) and acknowledge that SMDRA may use the video(s) and/or photograph(s) in such fashion and distribute to such person as they may in their sole discretion decide.

NOTE: Applicant acknowledges that if accepted as a member and he/she subsequently resigns from the Association 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®.

Signature

Date

Applicants for Designated REALTOR® only: I understand and agree that as Designated REALTOR® of the above-named real estate office or appraisal office, I am fully responsible for all dues and fees for services that I request and receive prior to completing the Association's required 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 responsible, as Designated REALTOR® of the firm or office named herein, shall be in such amount as established annually by the Board 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. I further understand that if I apply for participation in the Multiple Listing Service that I, as Designated REALTOR®, am an individual member of the Multiple Listing Service and as the participant am responsible for all dues and fees for MLS service.

Signature

Date

DUES

All dues must be paid in full at the time of application. Your individual dues amount may vary depending on date of application and previous REALTOR® membership. Please refer to the Dues Chart in the attached Membership Letter. SMDRA does not charge an application fee. New members may be required to complete an Ethics and/or Orientation class at an additional cost to the member.

Annual Dues: **Once remitted, all dues are NON-REFUNDABLE.** \$ _____

Payment Type: Credit Card (complete authorization) Check # _____ Cash

Payments to the South Metro Denver REALTOR® Association are not deductible as charitable contributions for federal income tax purposes; however, they may be deductible under other provisions of the Internal Revenue Code. Seek information and guidance from and rely upon the advice of your tax expert and not SMDRA.

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Send to smdrasupport@smdra.com

Credit Card Authorization

This form is used to process your initial dues payment and is destroyed once processed. We do not store credit card information or automatically charge you for any future dues payments.

Date: _____ Amount: _____

Member Name: _____

Visa MasterCard American Express Discover

Credit Card Number: _____

Card Expiration Date: _____ Security Code (3 or 4 digit CVV): _____

Name shown on Card (if Different): _____

Billing Address: _____
Street City, State Zip

By signing below, you are authorizing SMDRA to process the payment indicated above.

Once processed membership dues are non-refundable.

Signature: _____