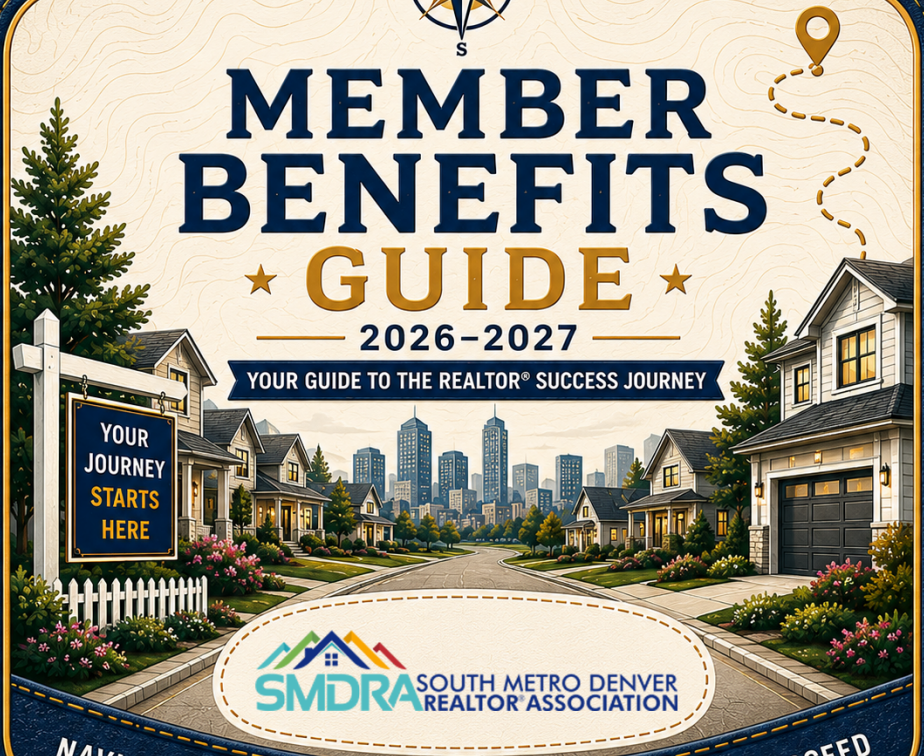
MEMBER BENEFITS GUIDE

2026–2027

YOUR GUIDE TO THE REALTOR® SUCCESS JOURNEY



SMDRA SOUTH METRO DENVER REALTOR® ASSOCIATION

NAVIGATE ★ CONNECT ★ LEARN ★ GROW ★ SUCCEED

TRAIL STOP 1 — NAVIGATE

Find Your Path.
Access What You Need.

- Member Benefits
- Technology & Tools
- SentriLock Access
- Resources & Support

TRAIL STOP 2 — CONNECT

Find Your Path.
Access What You Need.

- SMDRA Connects Live
- Networking Events
- Committees & Involvement

TRAIL STOP 3 — LEARN

Invest in YOU.
Access What You Need.

- Education & CE
- Designations & Training
- Market Insights
- Professional Development

TRAIL STOP 4 — GROW

Build Your Business.
Achieve More. Make a Difference.

- Business Resources
- Marketing & Tools
- Advocacy & Support
- Community Impact

TRAIL STOP 5 — SUCCEED

Achieve More.
Build a Brighter Future.

- Diamond Circle Recognition
- Leadership Opportunities
- Community & Giving Back
- A Stronger Tomorrow

SMDRA SOUTH METRO DENVER REALTOR® ASSOCIATION

REALTOR®

WELCOME TO SMDRA!

We are happy you are here!

MISSION

We are REALTORS®. As leaders, educators and advocates, SMDRA members serve our communities, protect homeownership and elevate our profession.

SMDRA
SOUTH METRO DENVER REALTOR® ASSOCIATION

VISION

SMDRA fosters an inclusive culture where REALTORS® are the recognized authority and trusted partners in their communities.

VALUES

SMDRA is committed to excellence.

SMDRA operates with integrity, respect and transparency.

SMDRA offerings focus on member efficiency, knowledge and business success.

SMDRA is a community of REALTORS® that embraces and promotes inclusion and diversity.

SMDRA strives to positively impact those communities where our members live and work.

SMDRA MEMBER VALUES

COMMITTED TO	OPERATES WITH	FOCUSES ON	EMBRACES & PROMOTES	POSITIVELY IMPACTS OUR
EXCELLENCE	INTEGRITY RESPECT TRANSPARENCY	EFFICIENCY EDUCATION BUSINESS SUCCESS	DIVERSITY INCLUSION	COMMUNITIES

LAST REVISION: 10-12-26

YOUR DUES EXPLAINED

SMDRA dues are based on a fiscal year of October 1 through September 30, and include CAR and NAR dues. Dues can be paid online through your SMDRA Member portal.

The total amount is due every year during our renewal process, usually during the months of August and September. If you are transferring from another Association or applying to become a new member, contact a SMDRA staff member to assist you with the calculation of your dues and submit verification of your NAR Code of Ethics training.

2026-27 MEMBER DUES INVESTMENT SCHEDULE

MEMBERSHIP DUES ARE COLLECTED FOR THE FOLLOWING:

No Application Fees to Join!

~ Once remitted, all dues are non-refundable. ~

NO INCREASE IN DUES IN 2027!

SMDRA SOUTH METRO DENVER REALTOR® ASSOCIATION — $254

+

CAR BENEFITS — colorado association of REALTORS® — $195

+

NAR BENEFITS — NATIONAL ASSOCIATION OF REALTORS® — $201

$156 = 2026 Member Dues
$35+$10 = Special Assessment

+

REALTORS® POLITICAL ACTION COMMITTEE — $25*

TOTAL = $675

THIS IS ONLY A PORTION OF WHAT JUST **SMDRA** OFFERS!

FOREWARN — $240

+

SENTRILOCK — $107.52

+

SMDRA EDUCATION • LICENSE REQ POWER LUNCHES — $400/yr

+

SMDRA MONTHLY EVENTS — $420/yr

+

5280 MAGAZINE — $85

+

Diamond Circle Awards — $45

TOTAL = $1,297.52

NAR DUES INCLUDE $45 CONSUMER AWARENESS DUE, MANDATORY FOR ALL MEMBERS
$25 RPAC INVESTMENT IS VOLUNTARY

TABLE OF CONTENTS

From the brand-new REALTOR® member who could use some guidance and support in all things real estate, to a seasoned veteran who is searching for ways to take their business to the next level, we've got you covered! Come see all the benefits you have at your fingertips to make your business soar!

PG. 3-6 New Year – The Savings Continue

- FREE SentriLock SentriKey Subscription
- FREE Applications Diamond Circle Awards 2.0
- FREE 5280 Magazine Yearly Subscription

PG. 7-9 Save some green. Save coin. Save $$ AND grow your skills & business!

- FREE Education Classes
- FREE Forewarn Safety App
- Classes 2-Ways - In-Person and Zoom
- Monthly Payment Options
- REALTOR® Store
- Member Copy Services
- Expanded Healthcare Options
- 3-Tiers of Benefits to Members

PG. 10-12 Marketing Tools to keep you in front of your clients.

- REALTOR® Value Resources
- Statistics and Market Trends Resources
- Affiliate Community Directory
- Affiliate Partners – Your Dream Team
- Monthly Town Hall Talk Meetings
- Educational Power Lunch Meetings
- SMDRA Connects Live
- SMDRA REALTORS® Care Foundation

PG. 13-15 Stay Safe. Stay Protected. Stay in the Know.

- Forewarn Safety App
- The SentriLock Advantage
- Buyer/Seller Mediation and Arbitration
- Legal Hotline
- Inclusion and Diversity Resources

PG. 16-18 We are here for YOU! Learn more about what SMDRA is involved in within the industry and how you can get INVOLVED!

- Political Advocacy
- Opportunities to Join Committees
- Networking Opportunities
- Community Service Initiatives

PG. 19-21 All of the Above and a few very cool EXTRAS!

- Our Social Media Community
- State of the Art Building & Facilities
- Event Space Rental Options
- The BEST Dedicated Staff Ever!

NEW 4 YOU

THE SAVINGS CONTINUE!

At SMDRA, we're proud to continue offering the core benefits our members rely on – including FREE professional continuing education, a value-packed staple for over 10 years, and the Forewarn safety app, FREE to members for the past 5 years. But we're not stopping there. This year, we're thrilled to continue with the new member benefits that are designed to elevate your success and business, amplify your visibility, and celebrate your achievements like never before. From premium recognition opportunities to exclusive perks, your SMDRA membership is more valuable than ever!

FREE SENTRILOCK SERVICE SUBSCRIPTION

Complimentary SentriLock SentriKey Real Estate Subscription

We're excited to announce that SMDRA (Effective October 1st) is offering the Sentrilock SentriKey Real Estate Subscription as a MEMBER BENEFIT to all eligible REALTOR® members! That is an annual savings of $107.52!!

As part of our ongoing commitment to providing valuable tools and services, this new benefit ensures that our members have access to industry-leading lockbox technology without the added expense. SentriLock provides secure, reliable access management solutions to help you better serve your clients.

What's Included:

- SentriLock SentriKey app subscription, used to manage lockboxes and showings for SMDRA members effective Oct 1st - please watch for an activation email!
- Easier access to any listing with a lockbox without having to use the SentriConnect which is the non-subscriber app.
- Support and training resources to get you started – SMDRA will be offering monthly classes to get you started!
- Integration with REcolorado

RE-SURE – REAL ESTATE CONTRACTING PLATFORM

SMDRA Member Pricing – $199.90/YEAR

SMDRA is proud to continue its exclusive partnership with RE-Sure, Colorado's innovative eContracts and transaction management platform, offering members special pricing of just $199.90 per year – approximately half the cost of competing platforms! With RE-Sure's mobile-friendly technology, members can easily manage contracts, listing agreements, buyer agency documents, and transactions anytime, anywhere. Enjoy secure digital signatures, real-time transaction dashboards, seamless collaboration with agents using other platforms, and assistance transferring data from your current system. Take advantage of this valuable SMDRA member benefit and discover a smarter, more affordable way to manage your real estate transactions! Exclusive SMDRA Member pricing is available October 1, 2026, through September 30, 2027. Learn more at www.goresure.com.

MORE DIAMOND CIRCLE AWARDS!

No More Application Fees for Diamond Circle Awards Recognition – A Chance to SHINE!

The reimagined Diamond Circle Awards Celebration was a tremendous success, recognizing more than 1,400 SMDRA REALTORS® for their outstanding achievements. From first-time qualifiers to seasoned top producers, members were celebrated in front of their peers, walked across the stage to enjoy their moment in the spotlight, and were recognized in a special three-page feature in 5280 Magazine, showcasing SMDRA's top-producing REALTORS® throughout the Denver metro area.

We're excited to continue this incredible member benefit in 2027! If you meet the annual production criteria (from $3 million to $20 million+), you'll automatically qualify for 1-5 Carat Club recognition with **no application fee** for Individuals, Partnerships, or Teams. All qualifying members will be invited to celebrate their success at the Diamond Circle Awards Celebration (event ticket purchase required), with optional Diamond Mementos available for purchase to commemorate their achievement.

Watch your inbox in January for details on how to opt in and celebrate your success!

Success deserves to be celebrated. That's why we're proud to continue the Diamond Circle Awards Celebration in April 2027, recognizing the outstanding achievements of SMDRA's top-producing REALTORS®. Whether you're earning your first Carat Club recognition or celebrating another remarkable year, you'll join hundreds of your peers for an unforgettable afternoon of recognition, inspiration, and celebration.

From the excitement of walking across the stage to the pride of being recognized among the best in the business, the Diamond Circle Awards Celebration shines a spotlight on the dedication, professionalism, and success of our REALTOR® members. We look forward to celebrating your accomplishments and making your moment in the spotlight one you'll never forget.

Watch your inbox early next year for qualification details and event information. We can't wait to celebrate with you! After all, success needs to be celebrated!

MORE FREE 5280 MAGAZINE

Delivered Right to Your Door – $85.00 Newsstand Value

As an SMDRA REALTOR® member, you'll continue to receive a complimentary subscription to 5280 Magazine – Colorado's premier lifestyle publication featuring local stories, real estate insights, home design, and everything that makes Colorado unique. Be sure your SMDRA mailing address is where this benefit will be delivered.

Looking for a memorable way to stay connected with clients? Take advantage of 5280 Magazine's exclusive REALTOR® Gift Subscription Program. For just $9 per subscription, you can send clients or prospects a personalized gift subscription that keeps your name in front of them all year long. Learn more at www.5280.com.

IT'S AS EASY AS 1 • 2 • 3!

it's as easy as 123

SMDRA
SOUTH METRO DENVER REALTOR® ASSOCIATION

CONNECT • EDUCATE • COMMUNICATE

MAXIMIZE YOUR MEMBERSHIP WITH SMDRA EVENTS!

1ST FRIDAY TOWN HALL TALKS

Town Hall Talks are the first Friday of every month, from 9:00am to 10:00am. This event is a general SMDRA membership meeting, similar to Friday Fuze and Marketing Meetings of the past. An opportunity to catch up on what's happening at SMDRA, a brief informational presentation, property marketing, buyers and seller's needs, share what your business does and network with fellow SMDRA REALTOR® and Affiliate Industry Partner Members. Oh and we can't forget the DONUTS!

2ND THURSDAY QUARTERLY SMDRA CONNECTS LIVE

SMDRA Connects Live is our exciting **quarterly networking event** designed to bring REALTORS® and Affiliate Members together through engaging themes, interactive experiences, and meaningful conversations. Each event offers the perfect opportunity to expand your network, discover new business connections, and stay engaged with your Association – all while enjoying great food, drinks, and a fun, welcoming atmosphere. Whether you're making new connections or reconnecting with familiar faces, SMDRA Connects Live is where relationships grow and business begins.

3RD TUESDAY POWER LUNCHES

Power Lunches are the 3rd Tuesday of each month from 11:00am to 1:00pm. Power Lunches are an hour presentation/panel on a topic that is top of mind for members. Each session will have a featured speaker, SMDRA announcements and an opportunity to meet and connect with other SMDRA REALTOR® and Affiliate Industry Partners.

SOUTH METRO DENVER REALTOR® ASSOCIATION • 6436 S. RACINE CIRCLE • CENTENNIAL • CO • 80111 • 303-797-3700 • SMDRA.COM

TIME TO TAKE ACTION!

- [ ] Set-up your SentriLock Lockbox account. Stop by SMDRA if you would like to rent or purchase a box. Be sure to ask one of our experts if you need assistance with anything SentriLock.
- [ ] Keep an eye on your email in the new year about the details for the Diamond Circle Awards, and how to make sure you and your business get the recognition you have EARNED and DESERVE!
- [ ] Keep an eye on your mailbox, to make sure you are receiving your monthly 5280 Magazine, delivered to your home or office!
- [ ] Remember, it's as easy as 1, 2, 3! Be sure to get SMDRA Monthly and Quarterly Events on your calendar, so you don't miss a beat and an opportunity to meet new partners for your clients or learn something new that will help your business continue to SOAR!

SAVING YOU $$

FREE EDUCATION CLASSES
A MEMBER BENEFIT FOR 11 YEARS!

Excludes Certifications & Designations

SMDRA is proud to offer a comprehensive education program that equips our REALTOR® Members with the knowledge and skills they need to succeed in today's competitive market. Classes are available both in-person and online to fit your schedule and learning style.

We're one of the few REALTOR® associations in Colorado accredited by NAR to offer the Graduate, REALTOR® Institute (GRI) Designation, along with many other nationally recognized NAR Designations and Certifications.

In partnership with our valued Affiliate Industry Partners, SMDRA also offers a variety of specialized classes taught by experts in their fields, covering topics like home inspection, estate and trusts, reverse mortgages, home warranties, VA and CHFA loans, HVAC and plumbing issues, social media strategies, video marketing, and so much more!

Our calendar includes:

- Required Annual Commission Update (ACU) classes offered each month
- Required NAR Code of Ethics class are offered frequently
- The new NAR Fair Housing Requirement, to help ensure every REALTOR® upholds the highest standards of equity and inclusion in housing
- Many other timely courses based on current market and industry trends

We also host engaging Power Lunches with guest speakers from the Colorado Association of REALTORS®, the Colorado Real Estate Commission, local leaders, and other industry experts.

And remember, most classes are FREE to SMDRA Members! (Excludes Certifications and Designations, which carry additional fees.) Affiliate Industry Partners can also sponsor classes for valuable opportunities to market their services directly to attendees.

FREE FOREWARN – SAFETY INTELL. APP
A MEMBER BENEFIT FOR OVER 6 YEARS!

FOREWARN™

A $240/Year Value – FREE to REALTOR® Members!

SIGN-UP FOR FOREWARN

FOREWARN brings knowledge to the real estate industry through innovative solutions to ensure safer engagements and smarter interactions. Leveraging powerful analytics and a massive data repository, FOREWARN solutions enable real estate professionals to gain real-time knowledge, for purposes such as verifying identity, searching for criminal histories, and validating information provided by potential clients such as financial and asset information – all from just a phone number or name. Risk assessment and due diligence at your fingertips!

You can begin properly and safely planning for showings, with a higher level of intelligence and confidence, by activating your account. Scan the QR and set-up your account today!

CLASSES TWO-WAYS – IN-PERSON & ZOOM

Convenience. Safety. Options for Your Educational Needs.

SMDRA offers both In-Person and Zoom class offerings. However you choose to take your CE Classes, you have options at SMDRA to further save you time and a little more GREEN!

PAYMENT PLAN OPTIONS

Several Payment Plan Options Will Be Available This Year

We will be offering several payment plan options so that you can make a choice that fits YOUR budget! You have the opportunity to select which payment structure works best for you. You can opt to pay your dues in FULL or choose from several options of payment plans offered for the coming year. ALL OPTIONS will include the Voluntary RPAC Fair Share Investment.

- PAYMENT PLAN FORMS DUE: October 5, 2026
- FULL DUES PAYMENT DUE: October 1, 2026

2026-27 Payment Plan Options and details will be available in your Dues Billing Email, announced late August 2026.

REALTOR® STORE

Every Monday is MEMBER MONDAY, Receive a 10% Discount!

Our REALTOR® store is AMAZING! We carry many items to help with your business and fun items to show off the REALTOR® brand! Our Store is an in-person experience at our headquarters location, at 6436 S. Racine Circle in Centennial, CO. SMDRA Members have access to discounted prices, and REMEMBER, every Monday is Member Monday with an additional 10% off your items (excludes SentriLock Lockboxes) — saving you more GREEN!

COPY SERVICES WITH DISCOUNTED SAVINGS

High Quality, Copy Services at Prices Below Local Area Services

SMDRA Members have access to high quality, color/black and white copy services with all the bells and whistles to meet your document reproduction needs. The cost of SMDRA Copy Services is well below current copy costs that are available in the local area marketplace.

EXPANDED HEALTHCARE OPTIONS

Through the Colorado Association of REALTORS®

SMDRA Members have access to a comprehensive state-wide healthcare program available to all Colorado REALTORS® that was updated and revamped in 2024. The REALTOR® Healthcare Solution is an affordable option for Members.

Healthcare Plan Details: https://smdra.com/smdra-healthcare-benefits-program/

THREE-TIERS OF MEMBER BENEFITS

Comprehensive discount programs at the National, State and Local Levels

Benefit programs from the National Association of REALTORS® (National), Colorado Association of REALTORS® (State) and South Metro Denver REALTOR Association (Local).

Find the State Benefits here: coloradorealtors.com/realtor-marketplace
Find the National Benefits here: www.nar.realtor/realtor-benefits-program

TIME TO TAKE ACTION!

- [ ] Login and customize your profile on the SMDRA Member Portal on smdra.com. *You will need this to register for classes and events.
- [ ] Scan the FOREWARN App QR code and create your account.
- [ ] Stop by the SMDRA REALTOR® Store to see what's available to you *Remember Monday's are Member Mondays = 10% Off!
- [ ] Need copies? Stop by the SMDRA Office for all your copying needs at special member pricing!
- [ ] Visit the SMDRA Online Class & Event Calendar - Sign-up for a class!
- [ ] Visit the SMDRA Healthcare information page on smdra.com for complete details of member healthcare offerings.
- [ ] Check out the National and State Associations' websites, so you can immediately take advantage of the MANY member benefits and discount programs available to you and your business.

YOUR CLIENTS WILL THANK YOU

STATISTICS & MARKET TRENDS

You can find the latest statistic resources here: smdra.com/resources

SMDRA and the Statistics Committee provide you with the latest statistics to help keep you informed on current market conditions. Our comprehensive collection of housing market data, fresh from REcolorado is everything you need to showcase to your network and clients that YOU are the expert in the Real Estate industry. We encourage you to share as many of these resources as you can with your clients and network, and be sure to explore all the REcolorado data has to offer.

REALTOR® VALUE RESOURCES

Tools to Help You Show Your Clients the Value of Working with a REALTOR®

FOR DETAILS

Fulfilling the American dream of homeownership is a complex process and a huge undertaking for most people. Buying or selling a home is among the largest financial transactions most people will make in their lifetime.

REALTORS® are here to help you navigate a tough market and guide you in making smart, informed decisions. Only REALTORS® voluntarily subscribe to a Code of Ethics that is founded on professional service and fair treatment. When you work with a REALTOR®, you can trust their professional and personal commitment to you, to ensure an agreement that is equitable and fair to all parties involved.

The term REALTOR® is a federally registered collective membership mark which identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics. This marketing may ONLY be used by members of the South Metro Denver REALTOR® Association

Find these resources here: https://smdra.com/realtor-value-resources/

AFFILIATE INDUSTRY PARTNERS

Creating Your Real Estate Dream Team!

It's a fact that people do business with professionals they know, like and trust. Assembling your Real Estate Dream Team is EASY, with so many quality connections available to you and your clients — just a CLICK AWAY!

Find our Online Directory (by category) under the Resources tab on smdra.com

COMMUNITY DIRECTORY & SMDRA CONNECTS APP

A Resource to Provide You and Your Clients with Home Related Services Pros

The SMDRA Community Directory is a publication you can give to your clients with endless home related businesses and services from Appraisals to Trash Removals. Print copies are available at the SMDRA Office. The SMDRA Connects App is available in the Apple & Android stores, ready for download to your mobile device!

MONTHLY TOWN HALL TALKS MEETINGS

The 1st FRIDAY of the Month

The first Friday of every month, is Town Hall Talks General Membership Meetings! This will be an opportunity to get together in-person, network with other SMDRA Members, get updates on important things happening at the National, State and Local levels. We are bringing back property marketing, giving you a chance to market your properties to members. Whether you are looking for buyers, have a buyer need or just sharing as a marketing opportunity for your clients.

SMDRA CONNECTS LIVE

Make Connections with Members to Grow Your Business. Quarterly Themed Event

SMDRA Connects Live is our signature quarterly networking event, bringing REALTORS® and Affiliate Members together for an engaging evening of themed experiences, meaningful conversations, and valuable business connections. Enjoy great food, drinks, interactive activities, and opportunities to build relationships with fellow real estate professionals in a fun and welcoming atmosphere. Every event is designed to help you expand your network, strengthen your business, and stay connected with your SMDRA community.

POWER LUNCH MEETINGS

Learn. Connect. Get Informed. The 3rd TUESDAY of the Month

SMDRA is proud to offer Power Lunches throughout the year, that are being super charged and rolled into MORE educational offerings with an increased focus on content. These Power Lunches are great opportunities for SMDRA Members to:

- Industry expert speakers, and topics relevant to your business
- Learn about SMDRA Events & Happenings
- Network and connect with other SMDRA Members

SMDRA REALTORS® CARE FOUNDATION

Supports. Engages in Charitable. Civic. Humanitarian Activities.

SMDRA REALTORS® Care Foundation supports and engages in charitable, civic, humanitarian activities and programs designed to improve quality of life/home ownership in neighborhoods within our communities.

LEARN MORE

VISION: CARE – C – Community / A – Aid / R – Relief / E – Engagement

OBJECTIVES: A tax-deductible method for members to contribute to SMDRA's charitable endeavors. To provide support to SMDRA's communities. To assist qualified SMDRA members due to extraordinary crisis or critical health issues to ensure they can remain a REALTOR® or Affiliate member. Follow the QR Code for complete details.

TIME TO TAKE ACTION!

- [ ] Visit the Resources page on smdra.com and share the latest Statistics, Graphics, Video and Charts available to Members.
- [ ] Visit the SMDRA Affiliate Industry Partner page and search feature on smdra.com to start to build your Real Estate Dream Team!
- [ ] Visit the REALTOR® Value Resources page on the SMDRA website. Download resources that will help you show your clients just how valuable it is to use a REALTOR®.
- [ ] Pick up your copy of the SMDRA Community Directory to share with your clients – Valuable resources for REALTORS® and homeowners!
- [ ] Attend Town Hall Talks Meetings, to be held on the 1st Friday of each month, for brief information sessions, networking with other members and marketing your upcoming and current listing, as well as buyers needs.
- [ ] Attend SMDRA Connects Live, quarterly events. Enjoy a cocktail and some appetizers while you meet other Members to expand your sphere.
- [ ] Attend Power Lunch Sessions, learn something, meet other members and stay informed about happenings at SMDRA.
- [ ] Check out the information about the SMDRA REALTORS® Care Foundation and become a donor. Visit www.smdra.com/smdra-realtors-care-foundation/

STAY SAFE. STAY PROTECTED. STAY IN THE KNOW.

FOREWARN – SAFETY INTELLIGENCE APP A MEMBER BENEFIT FOR OVER 6 YEARS!

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You can begin properly and safely planning for showings, with a higher level of intelligence and confidence, by activating your account today. Scan the QR and set-up your account today!

SCAN the QR Code
to set-up your account

VISIT smdra.com/forewarn
for additional information
about Forewarn

FREE SENTRILOCK SERVICE SUBSCRIPTION

Complimentary SentriLock SentriKey Real Estate Subscription

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As part of our commitment to providing valuable tools that support your business, this benefit gives you access to industry-leading lockbox technology without the added expense. SentriLock's secure, reliable access management system helps you show properties with confidence, streamline your daily business, and provide exceptional service to your clients.

It's just one more way your SMDRA membership helps you save money while providing the tools you need to succeed.

BUYER/SELLER MEDIATION & ARBITRATION

A Program Designed to Assist in Real Estate Transaction Disputes

The SMDRA Real Estate Program has been designed to implement the mediation clause presently in Colorado real estate contracts to provide a solution for disputes between buyer and sellers. This program is not intended to replace the REALTOR® Professional Standards Program, which addresses disputes between REALTORS® or REALTORS® and their clients or customers, but is an option for those disputes which are not covered under mandatory or voluntary arbitration. What situations are appropriate for this buyer/seller dispute mediation program? Mediation can be helpful in resolving almost any dispute arising out of a real estate transaction, including:

- Disputes over earnest money deposits
- Condition of property and repair conflicts

ETHICS & ARBITRATION

A Program Designed to Assist in Real Estate Ethics Disputes

FOR DETAILS

REALTORS® are different from other real estate licensees in that they voluntarily pledge to abide by a strict code of professional conduct above and beyond the licensing laws of the state. This conduct is outlined in the National Association of REALTORS® Code of Ethics. If you feel like any part of the Code has been violated by a REALTOR®, you are entitled to file a complaint. The REALTORS® Code of Ethics is comprised of seventeen Articles. The Articles are explained through accompanying Standards of Practice. Follow the QR Code of complete details and filing information.

THE REALTORS® LEGAL HOTLINE – 303-785-7171

Protect Your Business!

USAGE DETAILS

The REALTORS® Legal Hotline is a service which provides members of the Colorado Association of REALTORS® with direct access to a qualified real estate attorney who can offer information on real estate law and related matters. The Hotline provides legal information, not legal representation. A call to a real estate lawyer costs an average of $250 per hour. Think about it, JUST ONE hotline call, you can offset your CAR dues.

DIVERSITY, EQUITY & INCLUSION RESOURCES

Achieving Diversity and Inclusion Together

FIND RESOURCES

SMDRA is committed to Diversity, Equity, Inclusion, and Fair Housing as core values that guide everything we do. We believe that seeking knowledge and fostering meaningful conversations, through a variety of perspectives and resources, helps us learn from the past, address today's challenges, and create solutions for the future. As part of this commitment, all REALTORS® must now complete the NAR Fair Housing Requirement, ensuring that every member upholds the highest standards of equity in housing.

SMDRA provides resources, training, and tools to help members meet this requirement and integrate Fair Housing principles into daily business practices. Explore our Actionable Roadmap for Local Association Diversity & Inclusion, access Fair Housing materials, and learn about available grants to support these initiatives. We've also gathered articles, websites, and educational content from across the country to share with our members. Keep checking back for updates as our library of resources continues to grow and the conversation moves forward.

TIME TO TAKE ACTION!

- [ ] Just checking...did you scan the FOREWARN QR code and set-up your FOREWARN account, that we told you about in section one of this guide?
- [ ] Set-up your SentriLock Lockbox account. Stop by SMDRA if you would like to rent or purchase a box. Be sure to ask one of our experts if you need assistance with anything SentriLock.
- [ ] Review the 'Resources' tab on smdra.com to review the information about Buyer/Seller Mediation and Arbitration.
- [ ] Visit the 'REALTORS® Legal Hotline' on the Colorado Association of REALTORS® website for details about this program.
- [ ] Check out the National Association of REALTORS® Diversity, Equity and Inclusion resources on nar.realtor.
- [ ] Sign up and take the Fairhaven challenge, an interactive training platform designed to help combat discrimination in U.S. real estate markets. Visit fairhaven.realtor to take the simulation.
- [ ] Have you taken your Fair Housing Class for the year, now a new member license requirement, like your Ethics and ACU classes.

WE'RE HERE FOR YOU! GET INVOLVED.

POLITICAL ADVOCACY

Advocacy is Vital to the Success of Your Business

Even if you don't have the time to track all of the action at City Hall, the State Legislature, Congress, or the many regulatory agencies, be assured that we do. SMDRA works to monitor legislative policy at the local, state, and national level to ensure pro-homeownership and private property rights and a pro-real estate business environment. REALTOR® Associations accomplish these goals through strong correspondence with legislators and politicians, candidate interview programs, and through the efforts of the REALTOR® Political Action Committee.

DID YOU KNOW...

During COVID-19 Pandemic your business was deemed 'essential' due to advocacy efforts.

RPAC & REALTORS have always championed the right to deduct mortgage interest on your personal taxes, solidly keeping in place one of the biggest financial incentives to owning a home.

RPAC works to maintain our members' Independent Contractor status, maintaining the unique relationship between brokers and agents as acutely different than an employer/employee relationship.

RPAC and our members have always been strong and leading advocates for Fair Housing. In 1959, CAR was instrumental in helping to pass the Colorado Fair Housing Act. We believe in housing opportunities for all, and RPAC works to ensure good polices are created at all levels of government

~These are just a few examples of the MANY things your RPAC investment has achieved.~

SMDRA LEADERSHIP ACADEMY

Become a Future Leader in Your Industry!

REALTORS® POLITICAL ACTION COMMITTEE

The SMDRA Leadership Academy is designed to – Help attendees gain a better understanding of all three levels of the REALTOR® Organization and increase participation at all levels. Increase knowledge of our community involvement with local and state governments. Teach participants basic leadership skills and strengthen existing talents to foster both professional and personal development. Identify emerging leaders in the real estate industry and expose them to opportunities within the association world. Provide strong relationship building opportunities among rising stars in the industry.

FOR DETAILS & GET INVOLVED!

EVENTS & NETWORKING OPPORTUNITIES

A TON of Opportunities to Grow Your Sphere of Influence

Many signature events, classes and meetings with opportunities to meet other REALTORS® and Affiliate Industry Partners to build your Real Estate Dream Team and help your business grow and thrive. Grow your sphere of influence with SMDRA!

- Diamond Circle Top Producer Awards
- Inaugural & Awards Celebration
- Power Lunches
- SMDRA Connects Live – Quarterly
- Friday Town Hall Talks Meetings
- IDEA Volunteer Opportunities
- Holiday Brunch & Toy Drive
- RPAC Fundraiser Events
- REALTOR® Appreciation Breakfast & Vendor Fair
- Young Professionals Network (YPN) Events
- 9 & Dine Golf Tournament
- Veterans Day Event

COMMITTEES – GET INVOLVED!

Getting Involved Can Help Your Business Bloom and Grow!

FOR DETAILS & GET INVOLVED!

Opportunities to get involved in just about EVERYTHING! Here's the current list of SMDRA Committees available and open to volunteers:

- SMDRA REALTORS® Care Foundation
- IDEA – Inclusion, Diversity, Equity & Action
- RPAC Fundraising
- Young Professionals Network (YPN)
- Affiliate Advisory
- Statistics Committee
- Diamond Circle Awards
- Inaugural & Awards Celebration
- Candidate Interviews
- Government Affairs
- Education Advisory
- Communications Committee

COMMUNITY SERVICE INITIATIVES

Be of Service to Help Support Your Local Community with Housing Related Charities

SMDRA Charities focuses on housing related projects to help residents of our local communities and give back to those in need. These projects are a chance to volunteer and serve in our community.

- Holiday Brunch & Toy Drive – Benefitting The Boys & Girls Clubs of Metro Denver
- Fill A Backpack School Supplies Drive
- SMDRA REALTORS® Care Foundation Fundraiser and Silent Auction
- Houses for Warriors – Providing Solutions for Homeless Veterans
- Hope House – Empowering Teen Moms
- Home Builders Foundation – Impacting Lives of Families with Disabilities
- Knock Knock Angels Denver – Empowering Struggling Individuals to a Fresh Start
- Salvation Army Holiday Bell Ringing

TIME TO TAKE ACTION!

- [ ] Visit the Advocacy page on smdra.com, to see how advocacy efforts are helping your business and your clients.
- [ ] Are you protecting your industry by making your RPAC Investment?
- [ ] Visit the SMDRA Leadership Academy page on smdra.com for information on how to participate in the next Leadership Academy session.
- [ ] Attend a SMDRA Event...we have a TON of opportunities for you!
- [ ] Get INVOLVED! Visit the Committees page on smdra.com, find a topic that interests you, and see how your business will bloom and grow!
- [ ] Get INVOLVED with some of SMDRA's community service initiatives. Be of service to help support your local community with housing related projects/events.

ALL OF THE ABOVE. PLUS A FEW COOL EXTRAS!

OUR SOCIAL MEDIA COMMUNITY

A Community is a Group of People...That Care About Each Other, Share a Common Purpose/Goal.

Are you a member of the SMDRA Social Media Community? Staying connected and plugged into your Community is so important! Did you know there are many ways to connect with SMDRA, to get the latest news and information from the Association? Listed below are the SMDRA social media outlets.

We would like to invite you to connect with SMDRA, so you are always informed about what's happening in your SMDRA Community!

Members have access to The SMDRA Facebook Group, which is a closed private community, only open to Members. A place to share your listings, open houses, real estate related needs and issues etc., and of course ask questions!

WE POST! WE CONNECT! WE RECORD! WE LINK!

STATE OF THE ART FACILITIES

A Building Built By REALTORS® for REALTORS®

The SMDRA Headquarters building is filled with many state of the art features, including a tiered training center room that has built in Zoom capabilities, an Event Center that also has technology to host a wide assortment of events and classes. A fully stocked REALTOR® store, Tenants in real estate related businesses, the building is Wi-Fi enabled and beautiful spaces to come meet your clients/co-workers, a video studio free for members to create their video productions, and much, much more. Be sure to stop by and take a tour, we love showing Members around our beautiful space.

SMDRA STAFF—THE BEST DEDICATED TEAM EVER!

Support for Your Business You Can Count On – We are **HERE IN THE OFFICE Mon-Fri** for YOU!

We have assembled a top-notch team to meet the needs of our Members on a daily basis. Our staff is kind, helpful, efficient, talented, knowledgeable, supportive, dedicated, creative, committed, reliable, collaborative, passionate, engaging and loyal to our Members. They are also FUN and will greet you with a smile! Be sure to stop by and say hello!

EVENT SPACE RENTALS

SMDRA is the Perfect Place to Host a Meeting, Event or Party!

FOR DETAILS & PICTURES

South Metro Denver REALTOR® Association is the perfect place for our Members to gather, conduct business and learn. Thanks to our expansive space and easily accessible location, it is the perfect place to host company meetings, social mixers, and events. We have multiple options to fit your needs based on size, number of attendees, and event type. SMDRA is a great place to host everything from business retreats, to celebrations, barbecues, and holiday parties! Call 303-895-3370 for Event Space Rental Rate information.

JAMES T. WANZECK EVENT CENTER

- Our largest space, can provide seating of up to 175 with multiple set-up options
- Perfect for mixers, large meetings, and events
- Includes use of lobby space
- Includes use of Patios
- State of the art Audio Visual platform available
- Coffee service available
- Fireplace and Grill use available

RE-SURE TRAINING ROOM

- Auditorium style classroom for up to 48
- Perfect for meetings, presentations, and office classes**
- Includes use of lobby space
- Stationary seating, with power outlets built into tables
- State of the art Audio Visual platform available
- Coffee service available
- Fireplace use available

**Classes must only be offered to agents in your office, not open to the public/outside agents

LEGACY ROOM – FREE TO MEMBERS!

- Board room table and chairs, seats 8
- Perfect for smaller meetings and closings
- Located on second floor (elevator available)
- Large television with HDMI hookup
- Couch and other chair seating
- Kitchen - Coffee service available
- Call 303-797-3700 to reserve

LOBBY, PATIO & PARKING LOT

- Outdoor patio with gas fireplace
- Barbeque Grill
- Patio lights
- Indoor fireplace and seating in lobby space
- Coffee service and kitchen available in lobby space

FOR DETAILS & PICTURES:
www.smdra.com/event-rentals

TIME TO TAKE ACTION!

- [ ] Become a Member of our Social Media communities:
  - Instagram
  - Facebook
  - LinkedIn
  - YouTube

- [ ] Stop by the SMDRA Building at 6436 S. Racine Circle, Centennial, CO for a tour. We love ♥ showing members around and teaching them about all the resources this amazing building has to offer Members.

- [ ] Visit the Event Space Rental page on smdra.com for more information and pictures of spaces Members have access to rent for their business and/or private events and meetings.

- [ ] Stop in the SMDRA Office and introduce yourself. Your SMDRA Team would like to meet and assist every SMDRA Member! After all, we are here for YOU — our mission is to take care of you and your business!

SMDRA REALTOR®

YOUR 2026-27 CORPORATE SPONSORS

Your business is built on trusted relationships. Ours is too.

SMDRA Corporate Sponsors are more than supporters of your Association, they're trusted industry professionals who are invested in helping REALTORS® succeed. We encourage you to build relationships with these valued partners and discover the expertise, resources, and services they bring to your business and your clients.

PREMIER

- RE COLORADO®

PLATINUM

- EQUITY TITLE
- kb HOME
- SENTRILOCK
- Wings Credit Union

GOLD

- A&B Electric LLC
- BLUE RIBBON HOME WARRANTY
- Checkmate MOVING & STORAGE
- ELEVATIONS® CREDIT UNION
- FIDELITY® NATIONAL HOME WARRANTY
- PAINTED PRAIRIE
- WINDLER

STRATEGIC

- 5280 MAGAZINE
- BEAT THE GENES PRODUCTIONS — PHOTO & VIDEO MARKETING FOR BUSINESS
- Gaston PHOTOGRAPHY
- RE-Sure™

SILVER

- BOK FINANCIAL MORTGAGE
- EXACT TITLE
- EXODUS MOVING & STORAGE
- HTC Heritage Title Company — Making Transactions Personal — Commonwealth
- Land Title® GUARANTEE COMPANY — Since 1967
- WFG National Title — a Williston Financial Group company

BRONZE

- AMERICA'S PREFERRED Home Warranty, Inc.
- Fidelity National Title
- FIRST AMERICAN — First American Title Insurance Company
- MIGHTY DOG ROOFING
- the mortgage co.
- PEOPLES MORTGAGE COMPANY — NMLS 6274 • Equal Housing Lender
- ROOF BROKERS INC. — WE'VE GOT YOU COVERED
- WAGNER FLOORS
- XP — XPERT HOME LENDING

LAST REVISION: 10-12-26