

THE YOUNGSTOWN COLUMBIANA ASSOCIATION OF REALTORS® , INC.

5405 MARKET STREET

YOUNGSTOWN, OHIO 44512

(330) 788-7026 FAX: (330) 788-4329



REALTOR®



EQUAL HOUSING
OPPORTUNITY

APPLICATION FOR ACTIVE MEMBERSHIP

This application consists of an application form, the criteria of membership qualification, and Addendum #1. Completion of Addendum #1 by the applicant is voluntary, and any information supplied in this manner will be used to assist the Association in establishing historical data regarding its members. (The information furnished on Addendum #1 will not be used in evaluating an applicant's qualifications for membership).

**Subject to acceptance by the Board of Directors of
The Youngstown Columbian Association of REALTORS®**

APPLICANT'S NAME: _____
() Mr. () Mrs. () Ms. (first) (m.i.) (last)
HOME ADDRESS _____
(street) (city) (zip)
OFFICE NAME _____
LICENSE/FILE # _____ BUSINESS ADDRESS _____
OFFICE PHONE # _____ CELL PHONE # _____
DATE OF BIRTH _____ E MAIL# _____

I hereby apply for Membership in the above Association. I agree as a condition to membership to complete the orientation class of the above named Association within 90 days of the application date and otherwise on my own initiative to thoroughly familiarize myself with the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, including the duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the local Association and the Constitutions, Bylaws, and Rules and Regulations of the above named Association, the State Association and the National Association. 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 that and authorize the local Association, 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 basis of any action by me 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 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 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.

I agree that, if accepted into Membership in the Youngstown Columbiana Association of REALTORS®, I will pay the fees and dues, as from time to time established by the Board of Directors. Upon expiration of said Membership for any cause, I will discontinue the use of the term "REALTOR®".

APPLICANT'S SIGNATURE _____

YOU MUST NOTIFY THE BOARD OF ANY ADDRESS CHANGE WITHIN 30 DAYS

Former Real Estate firms:

_____	_____	_____
(company)	(city)	(date)

_____	_____	_____
(company)	(city)	(date)

Specialty Field: Residential _____ Commercial _____

Are you a member of any other real estate board? NO () If YES, Name of Board: _____

Have you held membership previously in any other real estate board? NO () if YES, Name, Location, type of membership held, and dates for time period of each membership: _____

Have you ever been refused membership in any other real estate board? NO () If YES, state basis for each such refusal and detail the circumstances: _____

Are you now employed or engaged in any other business or profession? NO () If YES, position and location _____

Do you hold, or have you ever held a real estate license in any other state? NO () If YES, specify: _____

Has your real estate license in this, or any other state, ever been suspended or revoked? NO () If YES, specify the places and dates of such action and detail circumstances relating thereto: _____

Are there now, or have there been within the past five 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 or government? NO () If YES, specify the substance of each complaint in each state, the agency before which the complaint was made, and the current status or resolution or resolution of such complaint. _____

Have you ever been convicted of a felony? NO () If YES, give details: _____

Do you have any findings of Code of Ethics violations and/or violations of other membership duties in any other association within the past three (3) years? NO () If YES (), give details: _____

Do you have any pending ethics complaints or hearings in any other association? NO () If YES, give details: _____

Do you have any unsatisfied discipline pending in any other association? NO () If YES, give details: _____

Do you have any pending arbitration requests or hearings in any other association? NO () if YES, give details: _____

Do you have any unpaid arbitration awards or unpaid financial obligations to any other association of association MLS? NO () If YES, give details: _____

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 MY MEMBERSHIP IF GRANTED.

DATE _____ APPLICANT'S SIGNATURE _____

I recommend that the above applicant be admitted to Membership in the YOUNGSTOWN COLUMBIANA ASSOCIATION OF REALTORS®.

DESIGNATED REALTOR'S SIGNATURE _____
(Signature/Designated REALTOR)

THE FOLLOWING ITEMS MUST ACCOMPANY APPLICATION IN ORDER TO PROCESS:

1. A copy of your license.
2. One check: \$125.00/Application Fee
 - \$ 25.00 OAR New member Processing Fee
Fee Applies () YES () NO
 - \$ 522.00/Annual Dues (Pro-rated monthly)
 - \$ 10.00/Community Service Fee (not Pro-rated)
 - \$ 35.00/NAR Assessment (not Pro-rated)

**PLEASE MAKE CHECK PAYABLE TO:
YOUNGSTOWN COLUMBIANA ASSOCIATION OF REALTORS®**

****NOTE****

ANNUAL DUES INCLUDES A SUBSCRIPTION TO THE FOLLOWING PUBLICATIONS: **OAR'S THE OHIO REALTOR®, NAR'S REALTOR® AND YCAR'S THE MAHONING VALLEY REALTOR®.**

Dues to the Youngstown Columbiana Association of REALTORS®, The Ohio Association of REALTORS®, and the NATIONAL ASSOCIATION OF REALTORS® are pro-rated monthly from date of application for membership.

Upon resignation, or suspension or termination of membership, there shall be no refund of dues, fees, fines, or other assessments which have been paid by the member.

Any questions regarding this application can be referred to the Association office at 330-788-7026.

**CRITERIA FOR APPLICANT (REALTOR®)
MEMBERSHIP IN THE YOUNGSTOWN COLUMBIANA ASSOCIATION OF
REALTORS®**

The following criteria for membership were developed by the Membership Committee of the National Association, to provide "reasonable and non-discriminatory written requirements for membership". The 6-point Criteria and explanatory notes as to their appropriate application have the approval of legal counsel, the National Association, and were approved by the Board of Directors of the National Association, in November, 1974 and amended in November, 1983 and 1990, and February, 1991.

An applicant for REALTOR® membership who is other than a sole proprietor, partner, or corporate officer of a real estate firm should supply satisfactory evidence that he/she has:

1. A VALID REAL ESTATE LICENSE (AND IS ACTIVELY ENGAGED IN THE REAL ESTATE BUSINESS AND ITS RECOGNIZED BRANCHES)

EXPLANATION: "A valid real estate license" is intended to mean that applicants for REALTOR® membership who are other than sole proprietors, partners, or corporate officers in a firm engaged in the real estate business must maintain a current, valid real estate broker's or salespersons license or must be licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property.

The term “actively engaged” in business contemplates that the licensed or certified applicants will have an office for the conduct of real estate business and shall hold themselves out to the public as being actively engaged in the real estate business, and shall actively seek and service real estate business. It does NOT contemplate that applicants must devote all or even a majority of their time to the real estate business or derive any particular percentage of their income from such business. It does NOT contemplate that applicant shall have no other employment or occupation.

Where questions arise as to whether or not applicants are “actively engaged” in the real estate business, they shall be given the opportunity to present evidence concerning the actual and intended scope of their business activities. In the event any applicant for membership is rejected on the basis of failure to be “actively engaged”, the local Association should promptly seek a declaratory judgment from a court of competent jurisdiction affirming the propriety of such rejection.

2. EMPLOYED BY OR AFFILIATED WITH A REALTOR® AS AN INDEPENDENT CONTRACTOR.

EXPLANATION: The basic qualification is employment or affiliation with a REALTOR®. The qualification is met by the individual regardless of whether they operate out of the principal office of the REALTOR® or a branch office.

3. MUST MAKE WRITTEN APPLICATION FOR REALTOR® MEMBERSHIP IN THE LOCAL ASSOCIATION. (Such application must be a voluntary act by the applicant, and cannot be a requirement of the local Association).

EXPLANATION: The local Association may not require that the salespersons affiliated with a REALTOR® be a Member of the Association. Neither can the Association require that the REALTOR® have such a requirement.

4. SIGNIFIED THEIR INTENTION TO ABIDE BY THE NATIONAL ASSOCIATION OF REALTORS® CODE OF ETHICS.

5. SIGNIFIED THEIR INTENTION TO ABIDE BY THE CONSTITUTION, BYLAWS, POLICY AND RULES AND REGULATIONS OF THE LOCAL ASSOCIATION, THE STATE ASSOCIATION, AND THE NATIONAL ASSOCIATION OF REALTORS®.

EXPLANATION: By such agreement in the application, the applicant assumes a continuing membership obligation.

6. COMPLETED THE LOCAL ASSOCIATION’S ORIENTATION COURSE.

EXPLANATION: It is presumed that the Orientation Class to be completed as a prerequisite to membership is confined to the subjects of the Constitution, Bylaws, Policies, Rules and Regulations of the Local Association, State Association, and the National Association as well as the Code of Ethics of the National Association. It is NOT contemplated that completion of an Orientation Class covering topics included in the licensing examination will be required for qualification.