

Welcome to the OMCAR Family. Thank you for choosing the Ocala/Marion County Association of REALTORS® as your primary Association. ***You must be listed as the qualifying broker with the Department of Business and Professional Regulation.**

Contact Information

First Name: _____ Middle Name: _____
Last Name: _____ Nickname (if used): _____
Cell Phone: _____ Fax: _____
E-mail: _____ Website: _____
License #: _____ Today's Date (mm/dd/yyyy): _____
Age Range: 18-24 25-34 35-44 45-54 55-64 65+

ADDRESS

Street Address: _____
City: _____ State: _____ Zipcode: _____
Mail Preference: Home Office

Office Information

Office Name: _____ Office CQ # (required): _____
Broker Name: _____ Office Phone: _____
Office Street Address: _____
City: _____ State: _____ Zipcode: _____
Office Website: _____ Office Email: _____

Profile

What is your real estate specialty:

Residential Commercial Property Management Appraisal

NRDS # required: _____

Current Status (check one):

New Broker* Transfer * Secondary Membership* - Primary/Previous Association: _____

***LETTER OF GOOD STANDING REQUIRED, (FROM CURRENT/PREVIOUS ASSOCIATION), FOR APPLICATION SUBMISSION**

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 further agree that, if accepted for membership in the Association, I shall pay the fees and dues as from time to time established. **NOTE:** Payments to the Ocala/Marion County Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. **NO REFUNDS**

Signature: _____ Date: _____

FOR ADMINISTRATION:

DBPR

LAMPS

CONSTANT CONTACT

SUPRA

M1

Received Date:

INVOICE CREATED

WELCOME EMAIL

VAN ED

RETI

LETTER OF GOOD STANDING

MEMBERSHIP AGREEMENT

REALTOR® Membership Agreement: I hereby apply for REALTOR® membership in the Ocala/Marion County Association of REALTORS®. My dues and application fee will be returned to me in the event of non-election. In the event of my election, I agree to abide by the Code of Ethics of the National Association of REALTORS® (NAR), which includes the duty to arbitrate, and the Constitution, Bylaws and Rules and Regulations of the above named Ocala/Marion County Association of REALTORS® (OMCAR), the State Association (Florida REALTORS®), and National Association, and if required, I further agree to satisfactorily complete a reasonable and non-discriminatory written examination on such Code, Constitutions, Bylaws and Rules and Regulations. I understand membership brings certain privileges and obligations that require compliance. Membership is final only upon approval by the Board of Directors and may be revoked should completion of requirements, such as orientation, not be completed within the timeframe established in the Association's Bylaws. **I understand that I will be granted provisional membership upon submission and processing of a completed application form and remittance of applicable dues and application fee, and that my application is subject to review by the Board of Directors. I further understand that if I fail to attend the mandatory orientation within ninety (90) days, my membership will be terminated, at which time I will be given notice of the termination of my provisional membership. The application fee is non-refundable.** I understand that I will be required to complete periodic Code of Ethics training as specified in the Association's Bylaws as a condition of membership.

I understand that by providing my email address(es), telephone number(s), and fax number(s), I consent to receive communications sent from the Ocala/Marion County Association of REALTORS®, Florida REALTORS®, and/or the National Association of REALTORS® via email, telephone, messaging, or facsimile at those numbers/locations

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 arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while applicant was a REALTOR®. Membership dues are prorated and will vary based on the DBPR license affiliation date with broker.

Please sign to acknowledge your agreement:

Signature: _____ Date: _____



MEMBERSHIP FORM - BROKER

Date: _____

Primary Association/Board: _____

OFFICE INFORMATION

☐ New Office ☐ Other _____

Office Name: _____

Office MLS#: _____ Office NRDS#: _____

Office Address: _____

City _____ State _____ Zip _____

Office Phone#: _____ Office Fax #: _____

Office E-Mail: _____ Office Website: _____

Office DBPR License#: _____ Main DBPR License Type: _____

State the names and title of all other principals, partners, or corporate officers of your firm.

Name _____ Title _____

PARTICIPANT/SUBSCRIBER INFORMATION

☐ New Broker ☐ Multi License

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

Preferred name to appear on your listings: _____

(Please note this will appear before your last name)

Home Phone: _____ Mobile Phone: _____

Office Phone: _____ Fax: _____

Please select your preferred phone from the following ☐ Home ☐ Mobile ☐ Office

Home Address: _____

City _____ State _____ Zip _____

Subscriber Florida Real Estate License#: _____ Subscriber NRDS#: _____

Subscriber E-Mail: _____ Subscriber website _____

New Members

*Password: **New Members** must use the **Activate Account** option and follow instructions for setting up their password. If you are an established member with MLS, you will use your existing user ID and password

I agree to abide by the Multiple Listing Service Rules and Regulations of the Stellar Multiple Listing Service and to attend the mandatory Stellar MLS training. Required training; MLS Compliance 101 & MLS Basic. If you need access to enter listings, you will also be required to take Add/Edit Listings Class. I understand that if I do not attend mandatory training within sixty days my fees will be forfeited, and I will be suspended from the Service.

****NOTE: MLS FEES OR PRO-RATED MLS FEES ARE NOT REFUNDABLE.** Initial _____

***SIGNATURE** _____ **Date** _____



Stellar MULTIPLE LISTING SERVICE
PARTICIPATION FEE/NEW OFFICE/ACTIVATION AGREEMENT
BROKER PARTICIPANT

Primary Association/Board _____

This agreement is made on _____ between the BROKER PARTICIPANT and Stellar Multiple Listing Service.

- ☐ Annual Participation Fee \$ _____
- ☐ New Member Setup \$ _____ (this fee will also apply for members reinstating after 1 full billing cycle)
- ☐ New Company Processing Fee \$ _____ (this fee will also apply for brokers reinstating after 1 full billing cycle)
- ☐ Member Reactivation Fee \$ _____ (this fee will apply to members who have been inactive for less than 1 full billing cycle)

The access issued to each Participant or Subscriber is unique and strictly confidential to that person. Authorized Participant,/Subscriber agrees that should a disclosure of account information result in access by an unauthorized third party, Authorized Participant,/Subscriber may be subject to penalties as follows:

- 1) A fine of up to \$15,000 (as determined by the Board of Directors) for each occurrence will be assessed against any Participant/Subscrber found to have allowed or provided access to the Stellar MLS system by an unauthorized person.
- 2) Permanent revocation of on-line access rights for the second instance.

In compliance with Stellar MLS Rules and Regulations, this Agreement provides for the Participant,/Subscriber as a primary or secondary member, to gain immediate access to the MLS and Public Record database for use in listing, searching and retrieving the data contained therein. **This right is contingent upon the PARTICIPANT, SUBSCRIBER completing the required training course within the 60-day period allowed. Failure to do so will result in suspension of the right to access the MLS database.** The Participant,/Subscriber agrees to comply with Stellar MLS Rules and Regulations. Any other use, reuse, or resale of this data is prohibited. The term of this Agreement shall commence upon initiation of service to the Participant,/Subscriber. The Agreement is not assignable. The Participant,/Subscriber hereby indemnifies the Service and any Reciprocal Service and agrees to hold harmless arising from a Participant,/Subscriber.

Definition of MLS Participant. Any REALTOR® of any other Association/Board or any non-Realtor® who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these rules, shall be eligible to participate in Stellar MLS upon agreeing in writing to conform to the Rules and Regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "membership" or "participation" unless they hold a current, valid real estate broker's license and offer or accept cooperation and compensation to and from other Participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property.

** Use of information developed by or published by Stellar MLS is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized use is prohibited. Further, none of the foregoing is intended to convey "participation" or "membership" or any right of access to information developed by or published by a Board Multiple Listing Service where access to such information is prohibited by law.

COMPANY / PARTICIPANT INFORMATION

NEW Office/Company Name: _____ Office NRDS#: _____

Your Name: _____ Your NRDS #: _____

Attention Subscriber: MLS renewals occur in May each year. Emails are sent by Stellar MLS each April, and invoices can be accessed and paid through your Stellar Central account. Accounts not paid by stated deadlines result in late fees, account suspensions, and reinstatement fees. The Principal Broker is ultimately responsible for the payment of all fees for participating licenses in his/her company.

NOTE: MLS FEES OR PRO-RATED MLS FEES ARE NOT REFUNDABLE. Initial _____

*SIGNATURE _____ Date _____

SIGNATURE REQUIRED STATING YOU AGREE TO THE ABOVE TERMS



Primary Association/Board _____

Participant Request to Participate

In conformity with the Stellar MLS Rules and Regulations and any reciprocal MLS Rules & Regulations, in which I agree to abide, I request participation in the Stellar Multiple Listing Service.

I understand that as the participant, there is a **one-time application fee of \$____ plus an annual participation fee. I will be assessed the participation fee, times the number of licensees employed by or affiliated with my office.**

I also understand that the MLS exists for participants to exchange offers of cooperation and compensation on listings and that neither I, nor any of my licensees, may sell, lease, exchange, transmit or otherwise disseminate data on active listings to the general public.

The Participant indemnifies the Stellar Multiple Listing Service and any reciprocal Multiple Listing Service and agrees to hold harmless from and against all claims, losses, damages, costs and expenses of any kind, including attorney's fees, and from liability to any person arising from a Participant's negligence.

Definition of MLS Participant

Where the term REALTOR® is used in this explanation of policy in connection with the word member or the word participant, it shall be construed to mean the REALTOR® principal or principals, of this or any other association, or a firm comprised of REALTOR® principals participating in a multiple listing service owned and operated by the board. Participatory rights shall be held by an individual principal broker unless determined by the association or MLS to be held by a firm. It shall not be construed to include individuals other than a principal or principals who are REALTOR® members of this or any other association, or who are legally entitled to participate without association membership. However, under no circumstances is any individual or firm, regardless of membership status, entitled to MLS membership or participation unless they hold a current, valid real estate broker's license and offer or accept cooperation and compensation to and from other participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Use of information developed by or published by an association multiple listing service is strictly limited to the activities authorized under a participant's licensure(s) or certification and unauthorized uses are prohibited.

Mere possession of a broker's license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm offers or accepts cooperation and compensation means that the participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by listing brokers or agents in the MLS. "Actively" means on a continual and ongoing basis during the operation of the participant's real estate business. The "actively" requirement is not intended to preclude MLS participation by a participant or potential participant that operates a real estate business on a part-time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a participant or potential participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the participant or potential participant as long as the level of service satisfies state law. (Adopted 11/08)

The key is that the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation with respect to properties of the type that are listed on the MLS in which participation is sought. This requirement does not permit an MLS to deny participation to a participant or potential participant that operates a "Virtual Office Website" (VOW) (including a VOW that the participant uses to refer customers to other participants) if the participant or potential participant actively endeavors to make or accept offers of cooperation and compensation. An MLS may evaluate whether a participant or potential participant actively endeavors during the operation of its real estate business to offer or accept cooperation and compensation only if the MLS has a reasonable basis to believe that the participant or potential participant is in fact not doing so. The membership requirement shall be applied in a nondiscriminatory manner to all participants and potential participants. (Adopted 11/08)

*Compensation is unconditional except where local MLS rules permit listing brokers to reserve the right to reduce compensation offers to cooperating brokers in the event that the commission established in a listing contract is reduced by court action or by actions of a lender. Refer to Part Two, G., Section 1, Information Specifying the Compensation on Each Listing Filed with a Multiple Listing Service of an Association of REALTORS®, *Handbook on Multiple Listing Policy*. (Adopted 11/98)

Office Name _____ Date _____

Broker Participant (please print) _____

Broker Participant Signature _____

*****BROKER SIGNATURE REQUIRED STATING YOU AGREE TO THE ABOVE TERMS*****

Revised 04.03.2023