



2019 DESIGNATED-REALTOR® APPLICATION FOR PRIMARY MEMBERSHIP
as of January 1, 2019
DUES ARE NON-REFUNDABLE

I hereby apply for DESIGNATED-REALTOR® Membership in the Metro Centre Association of REALTORS® (MCAR).

I agree to pay the annual established membership dues as long as I remain a member of this Association and understand that present annual fees are: **\$465.00** for DESIGNATED-REALTOR® Membership. Attached is the Dues Collection Policy of MCAR. An additional application fee of **\$50.00** is required when applying; however, this fee is waived for any current member of MCAR.

When submitting an application, attach a list of ALL LICENSEES who have a real estate license with your office. Each licensee is to complete an APPLICATION FOR 2018 REALTOR® MEMBERSHIP and submit with payment of **\$465.00**.

Dues are prorated quarterly unless the member was inactivated or terminated within the same year in which they owe the full year dues. If a licensee does not want to belong, the broker owes Non-Member assessment for that licensee at a rate of \$425.00.

It is important you are aware of the NAR'S DUES FORMULA: *The way the Designated-Realtor® (DR) Dues Formula was set up back in the 1970's can be viewed as a way for a broker to decrease their own dues obligation as originally intended and this may help explain the dues obligation to the brokers. Every Realtor® DR (Broker/Manager) owes dues for themselves (national, state and local) as well as dues (national, state and local) times the number of ALL licensees in their office. That is the DR's total dues obligation. The DR can decrease this personal obligation each time one of their licensees decides to join the association themselves as a REALTOR® so it can be in the interest of the DR to help recruit their licensees for membership. As each licensee joins as a member, the less the DR owes themselves in dues.*

Member dues payments to the Metro Centre Association of REALTORS® are not deductible as charitable contributions. A portion of the dues may be deductible as an ordinary and necessary business expense. Dues less 25.56% or \$34.50 of the New Jersey REALTORS® dues, as well as 38% or \$57.00 of the NAR dues may not be deducted from the member's income tax due to lobbying efforts. Compliance with the Tax Reform Act of 1993 requires that the portion of dues attributable to lobbying and political activities at the State and Federal levels of government be considered nondeductible for income tax purposes. Local dues do not fall under this tax code. The \$35.00 portion of dues to the NAR Consumer Advertising Campaign (CAC) qualifies as fully deductible. Dues breakdown as of 1/1/19: MCAR \$140, New Jersey REALTORS® \$140 and NAR \$185 - includes the \$5 New Jersey REALTORS® legal assessment and \$35 NAR CAC Assessment.

Application may be withdrawn without prejudice and payment returned prior to acceptance, minus application fee. I hereby submit the following information for your consideration:

Name (as shown on Real Estate License) _____ Real Estate License # _____

Name of Company _____

Company Address _____

Phone# _____ Fax# _____

E-mail Address _____ Website _____

Home Address _____ Home Phone # _____

Cell Phone # _____

Circle one: **Individual** **Partnership** **Corporation**

My title or position with the firm: _____

Grammar School _____ High School (# of years) _____ College (# of years) _____

How many years have you been active as a: Salesperson: _____ Broker: _____

Business established in present location: _____ Last previous business location _____

What amount of your business time do you now devote to real estate? _____

In what phases of real estate do you specialize? _____

Are you currently Primary with another Board/Association? **Yes No** If so, which Board? _____
 Have you held membership previously in any other local Board/Association? **Yes No** If so, which Board? _____
 Did you pay 2018 dues to another Board/Association? **Yes No** If yes, please attach a good standing letter.
 Do you have any unsatisfied obligations to any previous Board/Association? **Yes No**
 Have you ever been disciplined by a Board/Association or by a licensing agency? **Yes No** If so, give details: _____
 Have you been found in violation of the Code of Ethics or other membership duties in any Association of REALTORS® in the past or are there any such complaints pending? **Yes No** If Yes, provide details: _____
 Have you ever been convicted of a crime? **Yes No**

As an Applicant for membership in the within named Association, I certify that the answers given in the Application are true and correct, and I authorize said Association through its representatives to make such investigations through recognized credit or other channels as may be considered necessary to verify the statements herein made by me. This is to advise that I have read the attached REALTOR® Code of Ethics and if elected to membership, I agree to adhere thereto and submit to arbitration any complaints which cannot be resolved without a hearing and abide by the decision of the hearing panel. Upon the termination of my membership for any reason, I will discontinue the use of the term REALTOR®.

I PLEDGE MYSELF

- To protect the individual right of real estate ownership and to widen the opportunity to enjoy it;
- To be honorable and honest in all dealings;
- To seek better to represent my clients by building my knowledge and competence;
- To act fairly towards all in the spirit of the Golden Rule;
- To serve well my community and through it my country;
- To observe the REALTOR® Code of Ethics and conform my conduct to its lofty ideals.

I hereby apply for DESIGNATED-REALTOR® membership in the Metro Centre Association of REALTORS® (MCAR). I agree to abide by MCAR's Constitution, Bylaws, Rules and Regulations and the Code of Ethics of the National Association of REALTORS® and all actions taken pursuant thereto. I agree to pay the fees established as long as I am a member of MCAR. I will complete the 2.5 hour REALTOR® Ethics Training within 45 days of MCAR confirming my membership via email and each two-year cycle, thereafter. The current cycle is Cycle 6 for years 2019-2020. I will also complete the Online REALTOR® Orientation with 45 days of MCAR confirming my membership via email. I understand failure to meet these two requirements may result in my membership terminating. (Once your payment is processed, you will receive instructions via email.)

Dated: _____ **Signed:** _____

FOR MCAR USE ONLY: Application received and accepted on _____

Total amount due with this application: \$515.00 includes \$50 application fee.

PAYMENT OPTIONS.

DUES ARE NON-REFUNDABLE.

BY CHECK: Make check payable to MCAR and mail to 14 Old Bridge Turnpike, South River, NJ 08882. There is a \$35 fee for returned checks.

BY CREDIT CARD: Complete the following and fax to 732-442-7323.

I authorize the Metro Centre Association of REALTORS® to charge my credit card \$ _____.

Cardholders Name _____

Billing Address: _____ (If same as above, leave blank.)

Card type: Visa MasterCard American Express Discover Debit____ Credit_____

Card# _____ - _____ - _____ Expiration Date ____/____ Security Code _____

Cardholder's Email _____ **Cardholder's Signature** _____

Per Section 9 of the Metro Centre Association of REALTORS® Constitution and ByLaws "Designated REALTOR® members of MCAR shall certify to MCAR upon request on a form provided by MCAR, a complete listing of all individuals licensed or certified with the REALTOR®'s office(s) and shall designate a primary Board for each individual who holds membership. Designated REALTORS® shall also identify any non-member licensees in the REALTOR®'s office(s) and if the Designated REALTOR® dues have been paid to another Board based on said nonmember licensees, the Designated REALTOR® shall identify the Board to which dues have been remitted. These declarations shall be used for purposes of calculating dues under Article X, Section 2(a) of the bylaws. "Designated" REALTOR® members shall also notify the Board of any additional individual(s) licensed or certified with the firm(s) within 30 days of the date of affiliation or severance of the individual."

REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and subscribe to its strict Code of Ethics.