



Northwest Mississippi Association of REALTORS®

2795 Hwy 51 North • P.O. Box 7 • Nesbit, MS 38651

Telephone: 662.449.3553 • Fax: 662-449-3599
Website: www.nwmar.com • E-mail: info@nwmar.com.

“The Voice for Real Estate in Northwest Mississippi”

Forms and Requirements

NWMAR Primary Membership:

1. Copy of Mississippi wall License.
2. Mississippi Association of REALTORS® Membership Transmittal form completed.
3. NWMAR Provisional Agreement form completed.
4. NWMAR Agent Add form completed & signed by Broker.
5. MLS Participation Agreement completed & signed by Broker.
6. Application for Membership completed.

NWMAR Secondary Membership

1. Copy of Mississippi wall License.
2. Mississippi Association of REALTORS® Membership Transmittal form completed.
3. NWMAR Provisional Agreement Form completed.
4. NWMAR Agent Add form completed & signed by Broker.
5. MLS Participation Agreement completed & signed by Broker.
6. Letter from primary association indicating the agent is a member in good standing.
7. National REALTORS® Database System (NRDS) number.
8. Application for Membership completed.

MLS ONLY without NWMAR membership:

1. Copy of Mississippi Wall License.
2. Mississippi Association of REALTORS® Membership Transmittal form completed.
3. NWMAR Provisional Agreement form completed.
4. NWMAR Agent Add form completed & signed by Broker.
5. MLS Participation Agreement completed & signed by Broker.
6. Letter from primary association indicating the agent is a member in good standing.
7. National REALTORS® Database System (NRDS) number.

All of the above must be completed and turned in with proper fees before activation, attending orientation or training in NWMAR and the MLS system. We require reservations and completed forms for orientation and MLS training by the Friday before the class.

According to our bylaws, you have 120 days from the day you join to complete New Member Orientation. Please check the NWMAR Monthly Calendar to confirm Orientation dates.

All classes are held at the Association office at 2795 HWY 51 N, NESBIT, MS .
NWMAR will assess the Designated Broker REALTOR® for all active Mississippi Licensees (salespersons, brokers and appraisers) the DR holds license for.

NWMAR 2010 PRIMARY NEW MEMBER SET-UP FEES

Primary Board Fees by Month

These fees are for New Members with month taken from the date on your Application (Set-up fees are included).

For breakdown of fees see:
2010 Fees Breakdown.

January	\$641.00
February	\$621.33
March	\$600.67
April	\$558.50
May	\$537.83
June	\$518.17
July	\$476.00
August	\$455.33
September	\$435.67
October	\$392.50
November	\$372.83
December	\$352.17

MLS Fees by Month

These fees are in addition to Board fees with month taken from the date on your Application.

(Set-up fees are included).
For breakdown of fees see:
2010 Fees Breakdown.

January	\$425.00
February	\$385.00
March	\$345.00
April	\$590.00
May	\$542.00
June	\$494.00
July	\$446.00
August	\$398.00
September	\$350.00
October	\$590.00
November	\$542.00
December	\$494.00

Other Fees

New Company/Branch Set-Up Fee (One-Time Fee)	\$1500.00
Supra Active Key Set-Up Fee (One-Time Fee)	\$70.00
Supra eKey Set-up Fee (One-Time Fee)	\$50.00
Supra Active Key Lease (6 months)	\$82.92 *
Supra eKEY lease monthly	\$21.85* (Basic) or \$16.85* (Professional)
Supra Insurance (Optional)	\$25.00
Payable directly to Supra with check or credit/debit card.	
Lockbox iBox new	\$110.00*
Lockbox iBox used (when available)	\$75.00 *
Primary Board Membership (Applies after new member set-up fees)	\$366.00
(Annual Due December 31)	
MLS Fees (Applies after new member set-up fees)	\$290.00
(Bi-Annual Due April 1 and October 1)	

*Plus Tax

NWMAR 2010 SECONDARY NEW MEMBER SET-UP FEES

Secondary Board Fees by Month

These fees are for New Members with month taken from the date on your Application (Set-up fees are included).

For breakdown of fees see:
2010 Fees Breakdown.

January	\$526.00
February	\$513.00
March	\$499.00
April	\$463.50
May	\$449.50
June	\$436.50
July	\$401.00
August	\$387.00
September	\$374.00
October	\$337.50
November	\$324.50
December	\$310.50

MLS Fees by Month

These fees are in addition to Board fees with month taken from the date on your Application (Set-up fees are included).

For breakdown of fees see:
2010 Fees Breakdown.

January	\$425.00
February	\$385.00
March	\$345.00
April	\$590.00
May	\$542.00
June	\$494.00
July	\$446.00
August	\$398.00
September	\$350.00
October	\$590.00
November	\$542.00
December	\$494.00

Other Fees

New Company/Branch Set-Up Fee (One-Time Fee)	\$1500.00
Supra Active Key Set-Up Fee (One-Time Fee)	\$70.00
Supra eKey Set-Up Fee (One-Time Fee)	\$50.00
Supra Active Key Lease (6 months)	\$82.92*
Supra eKEY lease monthly	\$21.85* (Basic) or \$16.85* (Professional)
Supra Insurance (Optional)	\$25.00
<small>Payable directly to Supra with check or credit/debit card.</small>	
Lockbox iBox new	\$110.00 *
Lockbox iBox used (when available)	\$75.00 *
Secondary Board Membership (Applies after new member set-up fees)	\$251.00
<small>(Annual Due December 31)</small>	
MLS Fees (Applies after new member set-up fees)	\$290.00
<small>(Bi-Annual Due April 1 and October 1)</small>	

*Plus Tax

NWMAR 2010 MLS ONLY NEW MEMBER SET-UP FEES

MLS Fees by Month	January	\$575.00
These fees are taken from the date on your application.	February	\$515.00
(Set-up fees are included).	March	\$460.00
Please note: MLS only members do not pay Board Fees.	April	\$790.00
For breakdown of fees see: 2010 Fees Breakdown.	May	\$725.00
	June	\$660.00
	July	\$595.00
	August	\$530.00
	September	\$465.00
	October	\$790.00
	November	\$725.00
	December	\$660.00

Other Fees

New Company/Branch Set-Up Fee (One-Time Fee)	\$1500.00
Supra Active Key Set-Up Fee (One-Time Fee)	\$70.00
Supra eKey Set-Up Fee (One-Time Fee)	\$50.00
Supra Active Key Lease (6 months)	\$82.92*
Supra eKEY lease monthly	\$21.85* (Basic) or \$16.85* (Professional)
Supra Insurance (Optional)	\$25.00
Payable directly to Supra with check or credit/debit card.	
Lockbox iBox new	\$110.00 *
Lockbox iBox used (when available)	\$75.00 *
MLS Fees (Applies after new member set-up fees)	\$390.00
(Bi-Annual Due April 1 and October 1)	

*Plus Tax

NORTHWEST MISSISSIPPI ASSOCIATION OF REALTORS 2010 FEES BREAKDOWN

	January	February	March	April	May	June	July	August	September	October	November	December
Primary												
NAR	80.00	73.33	66.67	60.00	53.33	46.67	40.00	33.33	26.67	20.00	13.33	6.67
NAR ad campaign	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00	35.00
MAR	161.00	148.00	134.00	121.00	107.00	94.00	81.00	67.00	54.00	40.00	27.00	13.00
<i>MAR Application Fee</i>	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
NWMAR	90.00	90.00	90.00	67.50	67.50	67.50	45.00	45.00	45.00	22.50	22.50	22.50
<i>Application Fee</i>	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Member Total	641.00	621.33	600.67	558.50	537.83	518.17	476.00	455.33	435.67	392.50	372.83	352.17
Secondary												
MAR	161.00	148.00	134.00	121.00	107.00	94.00	81.00	67.00	54.00	40.00	27.00	13.00
<i>MAR Application Fee</i>	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00	25.00
NWMAR	90.00	90.00	90.00	67.50	67.50	67.50	45.00	45.00	45.00	22.50	22.50	22.50
<i>Application Fee</i>	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
Member Total	526.00	513.00	499.00	463.50	449.50	436.50	401.00	387.00	374.00	337.50	324.50	310.50
REALTOR SERVICES CORPORATION - MLS FEES												
	January	February	March	April	May	June	July	August	September	October	November	December
MLS (NWMAR Memb.)	125.00	85.00	45.00	290.00	242.00	194.00	146.00	98.00	50.00	290.00	242.00	194.00
<i>Application Fee</i>	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00
MLS Total	425.00	385.00	345.00	590.00	542.00	494.00	446.00	398.00	350.00	590.00	542.00	494.00
MLS ONLY	175.00	115.00	60.00	390.00	325.00	260.00	195.00	130.00	65.00	390.00	325.00	260.00
<i>Application Fee</i>	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00
MLS ONLY Total	575.00	515.00	460.00	790.00	725.00	660.00	595.00	530.00	465.00	790.00	725.00	660.00

MLS BI-ANNUAL FEES ARE \$290.00 (\$390.00 FOR MLS ONLY) DUE APRIL 1 AND OCTOBER 1. THE APPLICATION FEES ARE ASSESSED ONE TIME ONLY.



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NWMAR AGENT ADD FORM

Effective July 1, 2006 there is a \$25.00 processing fee to change companies

For Transfer of Company you MUST include Active/Pending listings to be transferred before reactivation.

Licensee's Name _____

Mailing Address _____
(This is the address we will use to mail all correspondence including invoices)

City _____ State _____ Zip _____

Cell Phone (____) _____ Email Address _____

Date License Issued _____ License Number _____

Company Name _____

Office Phone (____) _____ Office Fax (____) _____

"I, the undersigned broker have verified through Mississippi Real Estate Commission that the above named agent has an active license and is in good standing with

_____" Signed,
Company name

Designated REALTOR® (Broker) Signature _____ Date _____

Board staff will consider this authorization to complete the agent.

NWMAR & RSC Bylaws require any licensee changes be submitted immediately by the Designated REALTOR®. Licensee changes not submitted within 30 days are fined.

Please send this notification immediately when you receive a new licensee, when a licensee requests a transfer to another firm, or when a licensee retires or puts their license on inactive status. When you are aware that one of your licensees is temporarily on inactive status due to lack of continuing education, insurance, or license fees, please notify us immediately.

Agent Signature _____ Date _____

Designated REALTOR® (Broker) Signature _____ Date _____

MLS Participation/Subscriber Agreement

Northwest Mississippi Association of REALTORS® – REALTOR Services Corporation®

Licensee Name: _____

Office Name: _____

Office Address: _____

Primary Board or Association: _____

I agree as a condition of participation in the MLS to abide by all relevant Bylaws, Rules and other obligations of participation including payment of fees. I further agree to be bound by the Code of Ethics on the same terms and conditions as board/association members including the obligation to submit to ethics hearings and the duty to arbitrate contractual disputes with other REALTORS® in accordance with the established procedures of the board/association. I understand that a violation of the Code of Ethics may result in termination of my MLS privileges and that I may be assessed an administrative processing fee which may be in addition to any discipline, including fines, that may be imposed.

Signature of Designated REALTOR® (Broker)

Date

Signature of Subscriber

Date



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NWMAR Provisional Agreement Form

DESIGNATED REALTOR®
(Broker/Owner)

REALTOR®
(Non-Principal Broker)

REALTOR® ASSOCIATE
(Salesperson)

I, _____ hereby apply for Realtor Membership in the above Association/MLS, and enclose my fees in the amount of \$ _____ which I understand will be returned to me in the event I am not accepted for membership. In the event my application is approved, I agree to abide by the Code of Ethics of the National Association Of Realtors® and the Constitution, Bylaws and Rules and Regulations of the above named Association, the State Association and the National Association. I consent that the Association through it's membership committee or otherwise, may invite and receive information and comment about me from any member or other person and I further agree that any information and comment furnished to the Association by any person in response to the 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 acknowledge that my membership becomes effective upon completion of the required Orientation Course.

Scheduled date: _____

Are you currently or have you ever been a REALTOR® member of another board?

_____ Yes _____ No

If Yes, we must have documentation from that board which proves the following:

1. Board name, address, phone number and NRDS#
2. Your member NRDS# *
3. Your office NRDS# *
4. Your board join date
5. Your orientation date

*NRDS# is not required if you were not an active member after June 1998
NRDS = National Realtor Database System

Date: _____ Signature: _____

Please Contact Northwest Mississippi Association of REALTORS® for Fee Information.

662-449-3553

Thank you.



REALTOR®

APPLICATION FOR REALTOR® MEMBERSHIP

To the Northwest Mississippi Association of REALTORS®, I hereby apply for REALTOR® Membership in the above named Board. I agree to abide by the Code of Ethics of the National Association of REALTORS®, which includes the duty to arbitrate, and the Constitution, Bylaws and Rules and Regulations of the above named Board, the State Association and the 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 timeframe established in the association's bylaws. I understand that I will be required to complete periodic Code of Ethics training as specified in the association's bylaws as a continued condition of membership.

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

I hereby submit the following information for your consideration:

Name: _____

Real Estate License #: _____ SS Number: _____

Licensed/certified appraiser: [] Yes [] No Appraisal License #: _____

Office Name: _____

Office Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Residence Address: _____

Phone: _____ Fax: _____ E-Mail: _____

Cell Phone: _____ Preferred Mailing: [] Home [] Office Preferred Phone: [] Home [] Office

Are you presently a member of any other Association of REALTORS®? [] Yes [] No

If yes, name of Association and type of membership held: _____

Have you previously held membership in any other Association of REALTORS®? [] Yes [] No

If yes, name of Association and type of membership held: _____

Have you been found in violation of the Code of Ethics or other membership duties in any Association of REALTORS® in the past three (3) years or are there any such complaints pending? [] Yes [] No (If yes, provide details as an attachment.)

If you are now or have ever been a REALTOR®, indicate your NAR membership (NRDS) #: _____ and last date (year) of completion of NAR's Code of Ethics training requirement: _____.

Are you a principal, partner, corporate officer or branch office manager? [] Yes [] No If yes, you must also complete 2nd page of this application.

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 Board, I shall pay the fees and dues as from time to time established. NOTE: Payments to the [Name] Board of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. No refunds.

By signing below I consent that the REALTOR® Associations (local, state, national) and their subsidiaries, if any (e.g., MLS, Foundation) may contact me at the specified address, telephone numbers, fax numbers, email address or other means of communication available. This consent applies to changes in contact information that may be provided by me to the

Association(s) in the future. This consent recognizes that certain state and federal laws may place limits on communications that I am waiving to receive all communications as part of my membership.

Dated: _____ Signature: _____

(Optional Information): Date of Birth: _____
Specialty: [] Residential [] Commercial [] Resort [] International [] Other: _____
How long with current real estate firm? _____ Previous real estate firm (if applicable): _____
Number of years engaged in the real estate business: _____

APPLICATION FOR REALTOR® MEMBERSHIP: PAGE 2 FOR DESIGNATED BROKERS/BRANCH MANAGERS

Company information: Sole Proprietor Partnership Corporation LLC(Limited Liability Company)

Your position: Principal Partner Corporate Officer Branch Office Manager

Names of other Partners/Officers/ of your firm:

Have you ever been refused membership in any other Association of REALTORS®? [] Yes [] No
If yes, state the basis for each such refusal and detail the circumstances related thereto:

Is the Office Address, as stated, your principal place of business? [] Yes [] No
If not, or if you have any branch offices, please indicate and give address:

Do you hold, or have you ever held, a real estate license in any other state? [] Yes [] No
If so, where:

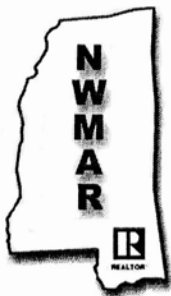
Have you or your firm been found in violation of state real estate licensing regulations within the last three years? If yes, provide details:

Have you or you firm been convicted, adjudged, or otherwise recorded as guilty by a final judgment of any court of competent jurisdiction of a felony or other crime. If yes, provide 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 of my membership if granted. I further agree that, if accepted for membership in the Board, I shall pay the fees and dues as from time to time established. **NOTE:** Payments to the [Name] Board of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. No refunds.

By signing below I consent that the REALTOR® Associations (local, state, national) and their subsidiaries, if any (e.g., MLS, Foundation) may contact me at the specified address, telephone numbers, fax numbers, email address or other means of communication available. This consent applies to changes in contact information that may be provided by me to the Association(s) in the future. This consent recognizes that certain state and federal laws may place limits on communications that I am waiving to receive all communications as part of my membership.

Dated: _____ Signature: _____



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Office Application

Date _____

Office Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Fax _____

Appointment Phone _____

E-Mail _____ Website Address _____

Designated REALTOR® _____

Office Manager/Contact _____

List all active Mississippi Licensees

(Use separate piece of paper if necessary)

All other active Licensees

Broker Signature

_____ \$1,500 Set up Fee