



Greater Albuquerque Association of REALTORS®
Southwest Multiple Listing Service, Inc.
1635 University Blvd. NE
Albuquerque, NM 87102

Application for REALTOR® Membership

Instructions: Please review and complete the following application form. Completed applications can be sent to membership@gaar.com or faxed to 505-842-0448.

- If you are filling in the form by hand, please print legibly.
- If you are not applying for MLS membership, please leave pages 5 - 7 blank.
- Once submitted, please call the Membership Department at 505-842-1433, option 4 to set an appointment.

This application is being submitted for GAAR: **Primary** Board Membership **Secondary** Board Membership

I HEREBY AGREE, in the event of my election, to attend a GAAR New Member Orientation Class, to include *NATIONAL ASSOCIATION OF REALTORS®* (NAR) Code of Ethics Orientation within 60 days of my application and agree to abide by the *Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®* including the obligation to arbitrate any existing or future disputes with another member in accordance with the Association's arbitration procedures, and also agree to abide by the Constitution, By-Laws and Rules and Regulations of the Greater Albuquerque Association of REALTORS®, the REALTOR® Association of New Mexico, including the Code of Ethics and Arbitration Manual of the NATIONAL ASSOCIATION OF REALTORS®.

I FURTHER AGREE that the Association, through its Board of Directors or otherwise, may invite and receive information and comments about me from any member, local association, state association or other person.

I FURTHER AGREE that any information and comments 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 against any person or the Association for slander, libel, or defamation of character.

I FURTHER AGREE that any action by the Board or any other member in relation to my application for membership shall not form the basis of any action for slander, libel, defamation of character or damages against the Board or any of its members.

I FURTHER AGREE membership brings certain privileges and obligations that require compliance.

I FURTHER AGREE that I will be required to complete periodic NAR Code of Ethics training, as specified in the GAAR Bylaws, as a continued condition of membership.

I FURTHER AGREE that if elected as a member and I subsequently resign from the Association or otherwise cause membership to terminate with an ethics complaint pending, the Board of Directors may condition renewal of my membership upon certification that I will submit to the pending ethics proceeding and will abide by the decision of the hearing panel. If I resign or otherwise cause membership to terminate, the duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while I was a REALTOR®.

Basic Information

Full Name:		Sex:		DOB:	
Home Mailing Address:		Home:		Cell:	
City:		State:		Zip:	
E-mail:					

Firm Information

Name of Firm:				Qualifying Broker:			
Firm Street Address:				Phone:			
City:		State:		County:		Zip:	

Licensing Information

License Type: Qualifying Broker Associate Broker Licensed Appraiser Other

If other, please explain: _____

Do you maintain a current and valid New Mexico Real Estate Broker's or Associate Broker License?

Yes No

NM RE License #:		NM Appraiser License #:		1 st Year licensed in NM:	
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Are you, or have you been licensed in any other state within the last two years? _____ State(s): _____

If you are now or have ever been a REALTOR®, indicate your NRDS#: _____

Current or previous REALTOR® Organization/Board/Association Membership

Organization:		Dates:	
Organization:		Dates:	

Disclosure

Instructions: If the answer to any of the following questions is "yes," please explain in the space provided.

Have you or any real estate firm in which you have been the sole proprietor, general partner, corporate officer, or branch manager, been involved in any pending bankruptcy or insolvency proceedings or, been adjudged bankrupt within the past three (3) years?

Have you ever had any disciplinary action taken against you by the New Mexico Real Estate Commission or any other state regulatory or licensing agency?

Have you, within the past three (3) years, had an official sanction involving civil rights laws, real estate license laws or other laws prohibiting unprofessional conduct? If you answer yes to either or both above questions, provide written details.

Has your real estate license, in this or any other state, been suspended or revoked?

Have you been convicted of a felony within the last ten (10) years? If yes, please explain and provide the case # and jurisdiction.

Are you currently under indictment for a felony or misdemeanor?

Have you ever been refused membership in this or any other REALTOR® Association or MLS?

Has your membership ever been revoked in this or any other Association or MLS?

Have you, within the past three (3) years, been suspended or expelled from any Association affiliated with the National Association of REALTORS® in which you are or were a member?

Do you have any outstanding Code of Ethics complaints, arbitration requests or unsatisfied ethics or arbitration decisions, unpaid arbitration awards, unpaid financial obligations to any REALTOR® association or MLS service?

Additional Information

List REALTOR® Specialty Designations

Describe previous work experience/skills would be beneficial to GAAR Committees/Work Groups?

List any languages that you speak fluently other than English?

Is your firm incorporated?

Your Position at firm:

Principal Partner Corporate Officer Associate Broker Trustee Employee Other *(explain below)*

Applicants for Membership who are Brokers/Owners of a real estate firm, state name of each Principal, Partner, Corporate Officer or Trustee of your firm:

I HEREBY CERTIFY that the foregoing information furnished is true and correct.

I HEREBY AGREE that failure to provide complete and accurate information as requested or any misstatement of fact shall be grounds for revocation of membership.

I HEREBY AGREE to also certify that I will maintain an active license or will immediately notify the association if I place my license inactive.

I FURTHER AGREE that, if elected to Membership in the Greater Albuquerque Association of REALTORS® I shall pay all fees and dues as from time-to-time established by the Board of Directors. Note: Payments to the Greater Albuquerque Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. Consult your tax advisor. I understand and agree that failure to make required prepayments may result in my membership being revoked and privileges of membership being discontinued.

I HEREBY UNDERSTAND that any fees that I have paid to date are non-refundable, unless membership is not granted.

I ACKNOWLEDGE that GAAR may refuse to sell or lease lockbox keys, may terminate existing key lease agreements, and may refuse to activate or reactivate any key held by an individual convicted of a felony or misdemeanor if the crime, in the determination of the Board, relates to the real estate business or puts clients, customers, or other real estate professionals at risk. Further, GAAR may suspend the right of lockbox key-holders to use lockbox keys following their arrest and prior to their conviction for any felony or misdemeanor which, in the determination of the Board, related to the real estate business or which puts clients, customers, or other real estate professionals at risk.

I ACKNOWLEDGE that the board/association will maintain a membership file of information which may be shared with other boards/associations where applicant subsequently seeks membership. This file shall include: previous applications for membership; all final findings of Code of Ethics violations within the time limit specified in the decision letter and violations of other membership duties within the past three (3) years; pending complaints alleging violations of the Code of Ethics or alleging violations of other membership duties; incomplete or pending disciplinary measures; pending arbitration requests; and information related to unpaid arbitration awards or unpaid financial obligations to the board/association or its Multiple Listing Service. If any information on the applicant's real estate, appraiser or limited broker's license should change or is found to be conflicting with what is in the GAAR database, GAAR reserves the right to update its system to reflect the change based on the license issued by the Department of Commerce.

I HEREBY CONSENT that the REALTOR® Associations (local, state and national) and their subsidiaries, if any (e.g., SWMLS,) 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 communication that I am waiving to receive all communications as part of my membership.

Signature

Date

REALTOR® is a registered mark which identifies a professional in real estate who subscribes to a Strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS®



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Application for SWMLS Subscription

I HEREBY APPLY for subscription in the Southwest Multiple Listing Service, Inc., (“Service”) and certify that I am a REALTOR® member of a REALTOR® Association or Council in the State of New Mexico.

I HEREBY AGREE, in the event of my acceptance, to abide by the Bylaws and Rules and Regulations of the Southwest Multiple Listing Service, Inc. including the obligation to arbitrate any existing or future disputes with another subscriber in good standing in accordance with the Service arbitration procedures.

I HEREBY AGREE to abide by the *Code of Ethics and Arbitration Manual* of the National Association of REALTORS® as adopted by the Service.

I HEREBY CONSENT that the Service, through its Board of Directors or otherwise, may invite and receive information and comment about me from any subscriber or any other person, and I further agree that any information or comment furnished to the Service 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 against any person or the Service for slander, libel or defamation of character.

I FURTHER AGREE that any action by the Service or any other subscribers in relation to my application shall not form the basis for any action for slander, libel, and defamation of character or damages against the Service or its subscribers.

I HEREBY ACKNOWLEDGE that if accepted as a subscriber and I resign from subscription in the Service with a complaint or arbitration request, my right to reapplication with the Service may be conditioned upon my verification that I will submit to the pending complaint or arbitration proceeding and abide by the decision of the appropriate tribunal.

I HEREBY UNDERSTAND that if I resign without having complied with an award in arbitration, my reapplication may be conditioned upon my promise to pay the award plus any costs that have been previously established as due and payable by me, provided the award has not, in the meantime, been otherwise satisfied. I also acknowledge that I may be required to pay in full my outstanding balance owed to the Service before I can reapply for subscription.

I HEREBY UNDERSTAND the compensation paid by a listing Participant to a cooperating Participant in his offer of compensation is not fixed, controlled, recommended or maintained by any persons other than the listing Participant and his/her agent.

I HEREBY UNDERSTAND that the Participant's compensation for services rendered in respect to any listing is solely a matter of negotiation between the Participant and his/her client and is not fixed, controlled, recommended or maintained by any persons not a party to the listing agreement.

I HEREBY UNDERSTAND that I must attend a SWMLS new subscriber orientation class within 60 days of the date of this application and that failure to do so will result in suspension of all SWMLS services until I have attended and completed a regularly scheduled orientation class.

I ACKNOWLEDGE that GAAR may refuse to sell or lease lockbox keys, may terminate existing key lease agreements, and may refuse to activate or reactivate any key held by an individual convicted of a felony or misdemeanor if the crime, in the determination of the Board, relates to the real estate business or puts clients, customers, or other real estate professionals at risk. Further, GAAR may suspend the right of lockbox key-holders to use lockbox keys following their arrest and prior to their conviction for any felony or misdemeanor which, in the determination of the Board, related to the real estate business or which puts clients, customers, or other real estate professionals at risk.

Applicant Information

Full Name:		E-mail Address:	
Name of Firm:			
Firm Address:			
Firm Phone:		Fax:	
License Type:		NM License #:	
Current REALTOR Association/Council Membership:			

I HEREBY CERTIFY that the foregoing information furnished by me is true and correct.

I HEREBY AGREE that failure to provide complete and accurate information as requested or any misstatement of fact, shall be grounds for revocation of my subscription if granted.

I FURTHER AGREE to pay all fees and dues as from time to time established.

Signature

Date