

San Juan County Board of REALTORS®

Alliance Member Application

To: Board of Directors

I hereby apply for Alliance Membership in the San Juan County Board of REALTORS®. Enclosed is my check in the amount of \$125.00 plus tax. The Annual Dues will be returned to me, in the event my application is not accepted by the Board of Directors. I do not hold an active real estate broker/sales license or appraisers license and do not qualify for any other membership status in the Association.

I agree to support the Bylaws of the San Juan County Board of REALTORS® and the Code of Ethics of the National Association of REALTORS® and to pay fees and dues as established by the Board of Directors. I understand this application and membership in the Association are not transferable.

Name: _____ Birth month and day only. _____

Firm Name: _____ Type of Business: _____

Firm Address: _____ City, Zip _____

Telephone: _____ Fax: _____

E-Mail Address: _____ Web Site: _____

Residence Address: _____ Home Phone: _____

Residence Mailing Address: _____

Will you require SUPRA lockbox key(s)? Yes No
Alliance Members who are in the home inspection, photography/videography or other types of inspectors shall be eligible to contract for electronic lock box access.

Additional Required Attachments Proof of Liability Insurance in the amount of \$500,000 GL coverage naming the "San Juan County Board of REALTORS®" as additional insured.

Additional fees will apply for each Supra eKEY.

Alliance Member Code of Ethics Requirements: A key part of ensuring SJCBR Alliance Members are held to a higher standard, each Alliance Member Applicant shall be required to take a 4 hour National Association of REALTORS® Code of Ethics Class within 90 days of eKEY activation.

Alliance Member to notify SJCBR within 24 hours of any change / termination of employees with SUPRA access.

By answering Yes in this section, the Lock Box Authorized User language applies on page 3.

Please attach a business card.

There is no application fee. Annual dues are \$125.00 plus tax per calendar year. The billing will be e-mailed only to the e-mail address shown on this application. All other information will be mailed to the firm address. Membership in the Association is individual and there is no company membership. All monies owed the Association are due 25 days after billing. Upon approval by the Board of Directors, Dues are not refundable.

Dues paid to the San Juan County Board of REALTORS® are not deductible as charitable contributions for federal income tax purposes: however you should always check with your own tax advisor.

A transfer fee of \$25.00 will be assessed any member who transfers from one firm to another.

Signature of Applicant _____

Date _____

Board use only:

Date application received: _____ Dues Amount Received _____

Date of Board of Director's Approval _____ Date of Notification _____

Lock Box Authorized Users

Date of Adoption: June, 2018

Every REALTOR®, and ever non-principal broker sales persons and licensed or certified appraisers shall be eligible for electronic lock box access subject to signing an agreement as prescribed by SJCBR and subject to the policies governing lock boxes. Alliance Members who are in the home inspection, photography/ videography or other types of inspectors shall be eligible to contract for electronic lock box access. Alliance Members must meet the following conditions:

- A. The Owner / Manager Holds SJCBR Alliance Membership.
- B. Each individual in the Alliance Company who contracts for electronic lock box access must be a SJCBR Alliance Member.
- C. The Alliance Company must provide evidence initially and annually of holding at least \$500,000 in liability insurance naming San Juan County Board of REALTORS® as additional insured and provide for a thirty day notice to SJCBR before cancellation or expiration.
- D. Requirement for Alliance Members to take a 4 hour National Association of REALTORS Code of Ethics Class.

No one shall be required to use a lock box or electronic lock box access. Any authorized user may resign from the electronic lock box access program provided that all leased equipment is returned and all financial obligations are brought current.

SJCBR may refuse to provide electronic lock box access, may terminate existing electronic lock box access agreements, and may refuse to activate or reactivate any electronic lock box access held by an individual convicted of a felony or misdemeanor, if the crime, in the determination of SJCBR, relates to the real estate business or puts clients, customers, or other real estate professionals at risk.

SJCBR will withhold electronic lock box access from provisional members who answered "Yes" to any of the disclosure questions on the New Member Application until membership is approved by the SJCBR Board of Directors.

SJCBR may suspend the right of authorized users following their arrest and prior to their conviction for any felony or misdemeanor which, in the determination of SJCBR, relates to the real estate business or which puts clients, customers, or other real estate professionals at risk. Factors that can be considered in making such determinations include, but are not limited to:

- A. The nature and seriousness of the crime.
- B. The relationship of the crime to the purposes for limiting lock box access.
- C. The extent to which access (or continued access) might afford opportunities to engage in similar criminal activity.
- D. The extent and nature of past criminal activity.
- E. Time since criminal activity was engaged in.
- F. Evidence of rehabilitation while incarcerated or following release, and
- G. Evidence of present fitness.
- H. Any falsification or omission of information on the application.