



Welcome!

We are pleased to provide you with the attached seven-page application that includes the criteria for membership as a REALTOR® PRINCIPAL (Designated Broker) or the criteria for a REALTOR® (non-principal).

Annual REALTOR® Principal or REALTOR® dues are \$437. Whether you are applying for REALTOR® Principal or REALTOR® status your dues will be prorated from the date of your appointment with the Central Mississippi REALTORS®, Inc. **An application fee of \$200 and the determined amount of prorated dues are collected up front at the time of your appointment.** Those who apply within 30 days of obtaining a license benefit from a reduced application fee of only \$100. A copy of your current Mississippi Real Estate License (wall copy) or Appraiser's License (wall copy) is also required to accompany the application as well as the Licensee Status form.

Within 60 days of joining the Association, all REALTOR® Principal and REALTORS® are required to complete an eight (8) hour classroom New Member Orientation class. This class includes instruction in the REALTOR® Code of Ethics, the Bylaws and Rules and Regulations of the Central Mississippi REALTORS®, Inc., the Mississippi Association of REALTORS®, and the National Association of REALTORS®, and MLS system & Rules & Regulations training. Failure to complete the class within the prescribed time will result in loss of REALTOR® status and membership privileges.

The Membership Credentials Committee is in charge of reviewing all applications, and submitting their recommendations to the Board of REALTORS®. Any money paid by an applicant who is not approved by the Board of Directors will be immediately refunded.

Contact Beverly Hickey, Membership Director or Ashley Hickman, Accounting Assistant, with any questions related to REALTOR® membership at 601-948-1332. Appointments will be made after we receive your application, Licensee Status form & a wall copy of your Mississippi Real Estate License. We will call you as soon as your information is posted to the MLS Key System and go over the cost of joining CMR & MLS. You can email your application and forms to beverly@centralmsrealtors.org & copy ashley@centralmsrealtors.org. We look forward to your Affiliation with the Central Mississippi REALTORS®, Inc.

Sincerely,

Jo Usry, Chief Executive Officer
620 North State Street, Suite 100
Jackson, MS 39202
PH: 601.948.1332 FAX: 601.355.8707
centralmsrealtors.org

JU:bh

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Membership Criteria for Principals

Applicants for REALTOR® Membership who are sole proprietors, partners, corporate officers, or branch office managers in a real estate firm may be required to supply satisfactory evidence that they have the following.

1. A VALID REAL ESTATE LICENSE (AND ARE ACTIVELY ENGAGED IN THE REAL ESTATE BUSINESS AND IT'S RECOGNIZED BRANCHES)

Explanation: "A valid real estate license" is intended to mean that applicants for REALTOR® Membership who are sole proprietors, partners, corporate officers, or branch office managers in a firm engaged in the real estate business must maintain a current, valid real estate broker's or salesperson's license or must be licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. The term "actively engaged" in business contemplates that the licensed or certified applicants will have an office for the conduct of real estate business and shall hold themselves out to the public as being actively engaged in the real estate business, and shall actively seek and service real estate business. It does not contemplate that applicants must devote all or even a majority of their time to the real estate business or derive any particular percentage of their income from such business. It does not contemplate that applicants shall have no other job or occupation. Where question arises as to whether or not applicants are "actively engaged" in the real estate business, they shall be given the opportunity to present evidence concerning the actual and intended scope of their business activities. In the event any applicant for membership is rejected on the basis of failure to be "actively engaged," the Board should promptly seek a declaratory judgment from a court of competent jurisdiction affirming the propriety of such rejection.

2. A PLACE OF BUSINESS WITHIN THE STATE OR A STATE CONTIGUOUS THERETO

3. NO RECORD OF OFFICIAL SANCTIONS INVOLVING UNPROFESSIONAL CONDUCT

Qualification: "No record of official sanctions involving unprofessional conduct" is intended to mean that the Board may consider:

- A. judgments against the applicant within the past three (3) years of violations
 1. civil rights laws;
 2. real estate license laws;
 3. or other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities
- B. criminal convictions if
 1. the crime was punishable by death or imprisonment in excess of one year under the law under which the applicant was convicted; and
 2. no more than ten years have elapsed since the date of the conviction or the release of the applicant from the confinement imposed for that conviction, whichever is the later date.

4. MEMBERSHIP FILE

Qualification: Associations may, at their discretion, also consider the following in determining an applicant's qualifications for membership:

1. All final findings of Code of Ethics violations and violations of other membership duties in any other Association within the past three (3) years
2. Pending ethics complaints (or hearings)
3. Unsatisfied discipline pending

4. Pending arbitration requests (or hearings)
5. Unpaid arbitration awards or unpaid financial obligations to any other Association or Association MLS.
6. Any misuse of the term REALTOR® or REALTORS® in the name of the applicant's firm.

"Provisional" membership may be granted in instances where ethics complaints or arbitration requests (or hearings) are pending in other Associations or where the applicant for membership has unsatisfied discipline pending in another Association (except for violations of the Code of Ethics, see NOTE below) provided all other qualifications for membership have been satisfied. Associations may reconsider the membership status of such individuals when all pending ethics and arbitration matters (and related discipline) have been resolved or within six months from the date that provisional membership is approved if such matters have not been resolved. Provisional members shall be considered REALTORS® and shall be subject to all of the same privileges and obligations of REALTOR® membership.

If a member resigns from another Association with an ethics complaint or arbitration request pending, the Association may condition membership on the applicant's certification that he/she will submit to the pending ethics or arbitration proceeding (in accordance with the established procedures of the Association to which the applicant has made application) and will abide by the decision of the hearing panel.

NOTE: Article IV, Section 2, of the NAR Bylaws prohibits Member Boards from knowingly granting REALTOR® or REALTOR-ASSOCIATE® membership to any applicant who has an unfulfilled sanction pending which was imposed by another Board or Association of REALTORS® for violation of the Code of Ethics.

5. NO RECENT OR PENDING BANKRUPTCY

Qualification: No recent or pending bankruptcy is intended to mean that the applicant or any real estate firm in which the applicant is a sole proprietor, general partner, corporate officer or branch office manager is not involved in any pending bankruptcy or insolvency proceedings or has not been adjudged bankrupt in the past three (3) years. If a bankruptcy proceeding as described above exists, membership may not be rejected unless the Board establishes that its interest and those of its members and the public could not be adequately protected by requiring that the bankrupt applicant pay cash in advance for Board and MLS fees for up to one (1) year from the date that membership is approved or from the date that the applicant is discharged from bankruptcy (whichever is later). In the event that an existing member initiates bankruptcy proceedings, the member may be placed on a "cash basis" from the date that bankruptcy is initiated until one (1) year from the date that the member has been discharged from bankruptcy.

6. COMPLETED THE BOARD INDOCTRINATION COURSE

Qualification: It is presumed that the Indoctrination Course to be completed as a prerequisite for membership is confined to the subjects of the Constitution, Bylaws, policies, rules and regulations of the local Board, State Association, and the National Association as well as the Code of Ethics of the National Association. It is not contemplated that completion of the Indoctrination Course covering topics included in the licensing examination will be required for qualification.

7. SIGNIFIED THEIR INTENTION TO ABIDE BY THE NATIONAL ASSOCIATION OF REALTORS® CODE OF ETHICS

8. SIGNIFIED THEIR INTENTION TO ABIDE BY THE CONSTITUTION, BYLAWS, POLICY, AND RULES AND REGULATIONS OF THE LOCAL BOARD, STATE ASSOCIATION, AND THE NATIONAL ASSOCIATION OF REALTORS®

Explanation: By such agreement in the application, applicants assume a continuing membership obligation.



Membership Criteria for Non-Principals

Applicants for REALTOR® membership who are other than sole proprietors, partners, corporate officers or branch office managers of a real estate firm; or applicants for REALTOR-ASSOCIATE® membership may be required to supply satisfactory evidence that they have:

1. A VALID REAL ESTATE LICENSE (AND ARE ACTIVELY ENGAGED IN THE REAL ESTATE BUSINESS AND IT'S RECOGNIZED BRANCHES)

Explanation: "A valid real estate license" is intended to mean that applicants for REALTOR® Membership who are other than sole proprietors, partners, corporate officers or branch office managers in a firm engaged in the real estate business must maintain a current, valid real estate broker's or salesperson's license or must be licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. The term "actively engaged" in business contemplates that the licensed or certified applicants will have an office for the conduct of real estate business and shall hold themselves out to the public as being actively engaged in the real estate business, and shall actively seek and service real estate business. It does not contemplate that applicants must devote all or even a majority of their time to the real estate business or derive any particular percentage of their income from such business. It does not contemplate that applicants shall have no other job or occupation. Where question arises as to whether or not applicants are "actively engaged" in the real estate business, they shall be given the opportunity to present evidence concerning the actual and intended scope of their business activities. In the event any applicant for membership is rejected on the basis of failure to be "actively engaged," the Board should promptly seek a declaratory judgment from a court of competent jurisdiction affirming the propriety of such rejection.

2. EMPLOYED BY OR AFFILIATED WITH A REALTOR® PRINCIPAL AS AN INDEPENDENT CONTRACTOR

Explanation: The basic qualification is employment or affiliation with a REALTOR® Principal. The qualification is met by individuals regardless of whether they operate out of the office of the REALTOR® Principal or a branch office.

3. NO RECORD OF OFFICIAL SANCTIONS INVOLVING UNPROFESSIONAL CONDUCT

Qualification:

"No record of official sanctions involving unprofessional conduct" is intended to mean that the Board may consider:

- A. judgments against the applicant within the past three (3) years of violations
 1. civil rights laws;
 2. real estate license laws;
 3. or other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities
- B. criminal convictions if
 1. the crime was punishable by death or imprisonment in excess of one year under the law under which the applicant was convicted; and
 2. no more than ten years have elapsed since the date of the conviction or the release of the applicant from the confinement imposed for that conviction, whichever is the later date.

4. MUST MAKE WRITTEN APPLICATION FOR REALTOR® MEMBERSHIP IN THE BOARD

(Such application must be a voluntary act by applicants, and cannot be a requirement of the Board.)

Explanation: The Board may not require that salespersons affiliated with a REALTOR® Principal be members of the Board. Neither can the Board require that the REALTOR® have such a requirement.

5. MEMBERSHIP FILE

Qualification: Associations may, at their discretion, consider the following in determining an applicant's qualifications for membership:

1. All final findings of Code of Ethics violations and violations of other membership duties in any other Association within the past three (3) years
2. Pending ethics complaints (or hearings)
3. Unsatisfied discipline pending
4. Pending arbitration requests (or hearings)
5. Unpaid arbitration awards or unpaid financial obligations to any other Association or Association MLS
6. Any misuse of the term REALTOR® or REALTORS® in the name of the applicant's firm.

"Provisional" membership may be granted in instances where ethics complaints or arbitration requests (or hearings) are pending in other Associations or where the applicant for membership has unsatisfied discipline pending in another Association (except for violations of the Code of Ethics, see note below) provided all other qualifications for membership have been satisfied. Associations may reconsider the membership status of such individuals when all pending ethics and arbitration matters (and related discipline) have been resolved or within six months from the date that provisional membership is approved if such matters have not been resolved. Provisional members shall be considered REALTORS® (or REALTOR-ASSOCIATES®, if applicable) and shall be subject to all of the same privileges and obligations of REALTOR® or REALTOR-ASSOCIATE® membership. If a member resigns from another Association with an ethics complaint or arbitration request pending, the Association may condition membership on the applicant's certification that he/she will submit to the pending ethics or arbitration proceeding (in accordance with the established procedures of the Association to which applicant has made application) and will abide by the decision of the hearing panel.

NOTE: Article IV, Section 2, of the NAR Bylaws prohibits Member Boards from knowingly granting REALTOR® or REALTOR-ASSOCIATE® membership to any applicant who has an unfulfilled sanction pending which was imposed by another Board or Association of REALTORS® for violation of the Code of Ethics.

6. SIGNIFIED THEIR INTENTION TO ABIDE BY THE NATIONAL ASSOCIATION OF REALTORS® CODE OF ETHICS

7. SIGNIFIED THEIR INTENTION TO ABIDE BY THE CONSTITUTION, BYLAWS, POLICY AND RULES AND REGULATIONS OF THE LOCAL BOARD, THE STATE ASSOCIATION, AND THE NATIONAL ASSOCIATION OF REALTORS®

Explanation: By such agreement in the application, applicants assume a continuing membership obligation.

8. COMPLETED THE BOARD INDOCTRINATION COURSE

Explanation: It is presumed that the Indoctrination Course to be completed as a prerequisite for membership is confined to the subjects of the Constitution, Bylaws, Policies, Rules and Regulations of the local Board, State Association, and the National Association as well as the Code of Ethics of the National Association. It is not contemplated that completion of the Indoctrination Course covering topics included in the licensing examination will be required for qualification.

9. ASSOCIATIONS MAY REQUIRE THAT APPLICATIONS FOR MEMBERSHIP SUBMITTED BY NON-PRINCIPAL BROKERS, SALES LICENSEES, AND LICENSED OR CERTIFIED APPRAISERS BE "ACKNOWLEDGED" BY A REALTOR® WHO IS A SOLE PROPRIETOR, PARTNER, CORPORATE OFFICER, OR BRANCH OFFICE MANAGER OF THE FIRM.

PLEASE PRINT

I hereby submit the following information for your consideration:

Name as shown on license: _____ Ms Miss Mrs. Mr.

Name as you want it to appear on Membership Roster: _____

Date of Birth: _____ Social Security #: _____ - _____ - _____

Type of license or certification: Broker Salesperson Appraiser

License #: _____ Date License issued: ____/____/____

Name of Brokerage or Appraisal Firm: _____

Firm Address: (Physical location of office) _____

City: _____ State: _____ Zip Code: _____

Firm Phone # (____) _____ Firm Fax # (____) _____

Check whether: Sole Proprietor DBA Partnership Corporation

Your position with firm: Principal Partner Corporate Officer
 Independent Contractor Appraiser

Home Address: _____ Home/Cell Phone # (____) _____

City: _____ State: _____ Zip Code: _____

Email address: _____@_____ Personal Website Address: _____

SECTION II FOR PRINCIPALS, PARTNERS, CORPORATE OFFICERS, OR MANAGERS ONLY

State the names and titles of all other principals, partners or corporate officers of your firm:

(Name) (Title)

(Name) (Title)

Is the Office Address (as stated in Section I) your principal place of business? YES NO

List the name and address of all branch offices or other real estate firms in which you are a principal, partner, or corporate officer within the jurisdiction of the Central Mississippi REALTORS®, Inc.:

(Name) (Address)

(Name) (Address)

Are you or any real estate firm in which you are a sole proprietor, general partner or corporate officer involved in any pending bankruptcy or insolvency proceedings, or have you or any real estate firm in which you are a sole proprietor, general partner or corporate officer been adjudged bankrupt in the past three (3) years?
 YES NO

If yes, specify the place(s) and dates(s) of such action, and detail the circumstances relating thereto:

Do you hold, or have you ever held, a real estate license in any other state? YES NO

If "Yes" please list: _____

Are there now any pending or unresolved complaints, or have there been within the past 5 years, any complaints against you or the firm with which you have been associated before any state real estate regulatory agency or any other agency of government? YES NO

If "Yes" specify the substance of each complaint in each state, the agency before which the complaint was made, and the current status or resolution of such complaint: (attach addition pages as required)

Have you ever been convicted of a felony? YES NO

If "Yes" please give details including state and court of conviction: _____

Have you ever been refused membership in any other real estate Board or Association? YES NO

If "Yes" state the basis for each such refusal and the circumstances related thereto: _____

As a member of _____ Association of REALTORS® in _____, _____, I completed a similar New Member Orientation course as a requirement of membership of that Board. Contact information for verification:

Name: _____ Phone #: _____

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 agree that, if accepted for Membership in the Central Mississippi REALTORS®, Inc. I shall pay the fees and dues in accordance with the Bylaws as from time to time established. **I have read the membership criteria and meet all of the requirements.**

SIGNED: _____

DATE SUBMITTED: _____

FOR OFFICE USE ONLY			
Recommended for membership by Membership Credentials Committee	<input type="checkbox"/> YES	<input type="checkbox"/> NO	DATE: _____
Approved by the Board of Directors	<input type="checkbox"/> YES	<input type="checkbox"/> NO	DATE: _____