

Application for REALTOR® Membership

April 2024- December 2024

New Member Application Process:

Thank you for your interest in joining the Greater Boston Association of REALTORS® (GBAR). In order to expedite the processing of your membership application, please be sure to include the following with your completed application (submit page 3 & 4 only):

For individuals:

- ① A copy of your real estate license.
- ② Full payment of applicable fees. If you are mailing a check, please do not fax your application as it will not be processed until we receive your check. If you are emailing or faxing your application with a credit card payment, please do not also mail your application as it will not be necessary.
- ③ SIGNATURE on page 4.
- ④ For Secondary and Transfers Membership: A Letter of Good Standing from your primary/former association is required. *

For new office:

- ⑤ Documentation and copy of DBA (sole proprietorship), incorporation, partnership or trust, must include names of all corporate officers, partners or trustees and copy of DBA license.
- ⑥ All proprietors of the firm must apply for REALTOR® membership as well. The Designated REALTOR® (DR) of a member firm is required to provide the names of all new Sales Licensees affiliating with a member firm. Sales Licensees have 60 days to voluntarily apply for REALTOR® membership, should they choose not to join then the DR will be billed a non-member assessment of \$585 per person (see page 4, SECTION III).

Your application should be processed within 1 to 3 business days of receipt.

New Member Orientation Program

Once it has been processed, we will send you a welcome email and invitation to the mandatory New Member Orientation program which consist of THREE parts: an online orientation and Code of Ethics training, and the Agency Webinar. View upcoming dates for the Agency Webinars at : www.gbreb.com/gbar/upcoming_orientations

The GBAR Board of Directors reviews and approves membership on a provisional basis, subject to applicant's completion of the required New Member Orientation program within **120-days** of the application date. Failure to complete the orientation requirements will constitute voluntary withdrawal of the application and forfeiture of the application fee. In addition, membership dues once paid, are **non-refundable**.

We look forward to welcoming you as a new GBAR member.

**Secondary and Transfer Members in Good Standing are not required to attend the New Member Orientation program.*

Who We Are

Founded in 1889, GBREB represents more than 12,000 professionals engaged in all sectors of the industry including residential and commercial brokerage, property management, rental housing, and real estate finance.

The board seeks to unify and serve the myriad business and professional interests of its membership through advocacy, education, information, networking opportunities and community service. GBREB's geographic area includes the City of Boston and 63 other cities and towns in the greater metropolitan Boston area. The Greater Boston Association of REALTORS® is the largest of GBREB's five divisions, representing more than 10,000 members engaged in residential brokerage.

GBAR operates within federation with the 24,000-member Massachusetts Association of REALTORS® (MAR) and the 1.3 million members National Association of REALTORS® (NAR) the nation's largest trade association. GBAR promotes the highest level of ethical and professional standards through enforcement of the REALTOR® Code of Ethics and offers a rich mix of programs and services designed to help members succeed in today's diverse, dynamic and highly competitive marketplace.

Member Services and Benefits

Save money with these valuable REALTOR® and GBREB member benefits:

- Complimentary registration and unlimited access to the REALTOR® Online Education center.
- Low cost arbitration and free mediation services.
- Free and unlimited access to the GBREB electronic forms library via ziplogix.
- Free registration and unlimited participation in GBAR's Manageable Monday Webinars.
- Reduced participant subscriber fees to MLS PIN for agents and brokers who affiliate with a REALTOR® Firm.
- Special reduced member rates on GBAR and GBREB professional development courses and seminars.
- Affordable group rate pricing via the REALTOR® HealthCare Program on medical and dental insurance, long-term health care coverage, prescription drugs, and eye wear.
- Take advantage of member discounts from over 50 retailers, including those providing office products and business tools, car care and auto insurance, IT support and web design.
- Access to an on-staff GBAR Brokerage Counseling Helpline to receive guidance on interpretations of law, regulations and the REALTOR® Code of Ethics Standards of Practice
- Free online resources, including informational webinars, field guides, e-books and more, on nar.realtor.
- Obtain a .REALTOR domain and free templated website through NAR to market yourself to consumers.

Enhance your professionalism and industry knowledge with these member resources:

- REALTOR® designation and certificate courses.
- Our Broker Counseling Services.
- GBAR's monthly Market Insights reports.
- GBAR's Agent Insider and Broker Briefing e-newsletters, and REALTOR® and Bay State REALTOR® magazines.

Build your business and advance your career with these REALTOR® benefits:

- REALTORS® Property Resource, a national database of public records data and information for all homes, commercial property and land parcels in the U.S. that has been integrated with active and off-market data from participating MLSs and features a property valuation tool –all available exclusively to REALTORS®.
- Activate your complimentary enhanced agent profile page and the new RealRatings™ & Reviews feature on REALTOR.com to build your brand and effectively manage your online reputation.
- Exclusive use of the REALTOR® term and logo, a brand that allows you to distinguish yourself as a professional who adheres to the highest standards of ethics in the real estate industry.
- Annual REALTOR® Conferences & Trade Expos presented by the Greater Boston, the Massachusetts and National Associations of REALTORS®, plus dozens of additional meetings, seminars and networking events at which you can build your referral network.
- Our free RealTour member meetings, along with our Industry Affiliate social events and Young Professional Network activities allow you the opportunity to learn from peers and also make new business connections that will help grow your referral network.

When We say...	We Mean...
GBREB	Greater Boston Real Estate Board
GBAR	Greater Boston Association of REALTORS®
MAR	Massachusetts Association of REALTORS®
NAR	National Association of REALTORS®
NRDS #	National REALTORS® Database System (Your REALTOR® number)
COE	Code of Ethics
DR	Designated REALTOR®
RPAC	REALTORS® Political Action Committee
MLS PIN	Multiple Listing Service Property Information Network



Choose Membership Category Membership Dues

April 2024–December 2024

☐ Designated REALTOR® Primary**

Individual actively engaged in the real estate profession who has a proprietary interest in the firm and will be responsible for compliance with the bylaws of the Board.

Entrance Fee*	\$250.00
Dues Apr -Dec 2024	\$601.75
Total	\$851.75

RPAC† (optional) ☐ \$25 or _____

☐ Designated REALTOR® Secondary

Individual who holds Primary Designated REALTOR® membership in another Massachusetts real estate board.

Entrance Fee*	\$100.00
Dues Apr -Dec 2024	\$250.00
Total	\$350.00

RPAC† (optional) ☐ \$25 or _____

☐ Secondary REALTOR®

Agent who holds Primary REALTOR® membership in another Massachusetts real estate board.

Entrance Fee*	\$50.00
Dues Apr -Dec 2024	\$258.00
Total	\$308.00

RPAC† (optional) ☐ \$25 or _____

☐ REALTOR®

An agent who is affiliated with a REALTOR® firm.

Entrance Fee*	\$50.00
Dues Apr -Dec 2024	\$493.75
Total	\$543.75

RPAC† (optional) ☐ \$25 or _____

☐ REALTOR®/ Office Manager**

Individual in management control who has been designated by the firm to be responsible for all the duties and obligations of membership to that firm.

Entrance Fee*	\$50.00
Dues Apr -Dec 2024	\$493.75
Total	\$543.75

RPAC† (optional) ☐ \$25 or _____

- * Entrance fee is waived for REALTOR® applicant who is transferring his/her membership from another Massachusetts Board. Annual billing cycle is January 1 through December 31.
- ** All Primary Designated and REALTOR® dues include payments to the Massachusetts Association of REALTORS® and the National Association of REALTORS®.
- † The REALTORS® Political Action Committee (RPAC) is a non-profit, non-partisan organization whose purpose is to provide financial assistance to the election campaigns of qualified candidates.

First Name

Middle Initial

Last Name

Office Name

Office Address

Office City

Zip

Office Phone #

Office Fax #

Home Address (*Required)

Home City

Zip

Preferred Mailing: ☐ Home ☐ Office

Cell Phone

Home Phone

Preferred Phone: ☐ Cell ☐ Office ☐ Home

Email Address (*Required)

Website:

License #:

Exp. Date

License Type: ☐ Broker ☐ Salesperson Date of Birth

① What is your primary field of business in real estate?

- ☐ Residential Sales ☐ Commercial ☐ Appraisal ☐ Auction ☐ Buyer Brokerage ☐ Development ☐ Condominiums
☐ International ☐ Office Admin Support Staff (licensed) ☐ Other _____

② Are you/were you a member of any other Association of REALTORS®? (*required) ☐ Yes ☐ No

If yes, indicate your:

NRDS#: _____ Name of Association: _____

③ What foreign languages do you speak fluently?

④ 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

⑤ Do you currently serve in an elected or appointed office or seat on a governing board/committee in your local community? ☐ Yes ☐ No

If yes, please list position, governing body, and city/town. _____



All Applicants

SECTION I To the Greater Boston Association of REALTORS® and the Greater Boston Real Estate Board, I hereby apply for REALTOR® Membership in the above named Board and am enclosing my payment for membership dues and “non-refundable” application fee and applicable dues. If accepted, 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. 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 (120 days of the date of this application). I understand that I will be required to complete periodic Code of Ethics training as a continued condition of membership, and that dues, once paid, are non-refundable.

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 applicants 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®.

SECTION II 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 Greater Boston Association 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.

Broker Owner or Principle

SECTION III (DR DUES & OBLIGATIONS OF THE DR DUES POLICY) The annual local, state and national membership dues for Designated REALTORS® is \$784 You also are subject to a fee of \$585 for each licensed sales agent with your firm/office who does not hold REALTOR® membership, as stipulated under the National Association of REALTORS® (NAR) DR Dues Policy and Article X of the Greater Boston Real Estate Board’s (GBREB) Bylaws. Any additional non-member assessment fees will be reflected on your dues bill. Designated REALTORS® and/or Office Managers are required to notify the association of any licensed sales agent on the first day of affiliation with your firm. There are no exceptions for part-time licensees or those on “medical leave”; rental agents; commercial agents; or a licensed secretary or office administrator. Notification must be sent in writing via postal, email or fax to the GBREB Membership Department. Licensed sales agent have 60 days from the date of affiliation with a REALTOR® firm to apply for REALTOR® membership. If they choose not to join, then at the expiration of the 60 day period, you, as the Designated REALTOR® are billed a non-member assessment fee in an amount equal to annual local, state and national REALTOR® dues, multiplied by the number of salespeople who have not voluntarily made application for membership. Designated REALTORS® are required to notify GBREB in writing when independent contractors, sales employees, and licensed or certified appraisers terminate their affiliation with the firm.

X _____
SIGNATURE DATE

METHOD OF PAYMENT

☐ Check/Money Order (payable to GBREB) ☐ MasterCard ☐ Visa ☐ American Express ☐ Discover

Name of Card Holder

Credit Card Number Exp. Date

Signature

Dues are non-refundable.

Mail Payment to: GBAR Membership Department, Three Center Plaza, Mezzanine Suite, Boston, MA 02108

Fax or Email Payment (credit card only) to: 617-338-2600 or GBARmembership@gbreb.com

INTERNAL USE ONLY		
Date	Member ID #	Staff Initials
\$ Entrance Fee	Transfer (Board)	Active or Provisional
\$ Dues	Orientation Date	COE Date
\$ RPAC		
\$ Total	<input type="checkbox"/> Credit Card <input type="checkbox"/> Check/M.O. # <input type="checkbox"/> Personal <input type="checkbox"/> Office	



GreaterBostonRealEstateBoard Optional Payment Plan

April 2024 - Dec 2024 REALTOR® Membership Dues

DUES ARE NON-REFUNDABLE. A PAYMENT PLAN CANNOT BE CANCELED.

* First Installment Includes Entrance Fee (\$50* REALTOR, \$250** Designated REALTOR) and \$30 service fee. It cannot be excluded.

*** NO CHECKS OR MONEY ORDERS ACCEPTED FOR THIS PLAN.**

* You promise to pay The Greater Boston Real Estate Board your annual dues in the form of three payments as established by this agreement and within the established deadlines. Installment dates may not be altered

* Approval to this agreement authorizes GBREB to be paid in full for dues services by charging my credit card on the dates specified below.

* Voluntary contributions to the GBREB Foundation and NAR Political Advocacy Fund are not included in the payment plan. If you wish to support the GBREB Foundation, and/or invest in the NAR Political Advocacy Fund, please check the appropriate box(es) to opt in at the suggested amounts as they appear on the dues renewal notice. The voluntary contributions will be applied to the first installment.

* No services from GBREB or the REALTOR® organization will be granted if my credit card payment is declined or my card has expired. Failure to make payment in full will result in a financial hold being placed on your account, which will prevent you from registering for any classes and events.

* You understand and agree that failure to pay all charges by the due date will leave your membership subject to other fees, including but not limited to a late fee of **\$50.00**. You understand and agree that withdrawal of membership from the Board does not release you from this payment plan obligation, any financial penalties or other collection cost.

* The makers and endorsers of this agreement hereby waive protest, presentation, and notice of dishonor and hereby agree to remain bound for the payment of this agreement. The makers and endorsers of this agreement hereby agree to pay all expenses incurred in the collection of this agreement.

* If there is a weekend or holiday payment will be process next business day.

PAYMENT PLAN SCHEDULE

		REALTOR®	Designated REALTOR®
1 st Installment	Upon Receipt w/ Application	\$273.75	\$471.75
2 nd Installment	May 7, 2024	\$150.00	\$205.00
3 rd Installment	June 7, 2024	\$150.00	\$205.00

☐ Yes, I'd like to make a voluntary \$15 contribution to the GBREB Foundation*

☐ Yes, I'd like to make a voluntary \$25 contribution to the Massachusetts Real Estate Community Alliance (MRECA)**

Name	Firm name
Email Address	
Authorization Signature (required)	Date
Card Number	Expiration Date

A payment plan cannot be canceled.

Failure to make payment in full will result in a financial hold being placed on your account, which will prevent you from registering for any classes and events. **A late penalty will be assessed on the entire balance if a payment is in arrears.**

Mail: GBREB

Membership Department

**Three Center Plaza, Mezzanine Suite Boston,
MA 02108**

Fax: 617-338-2600

Email:GBARmembership@gbreb.com

*Voluntary Contribution to **GBREB Foundation**. Your contribution is fully tax deductible, and will help provide financial support to nonprofit housing and homeless assistance agencies, as well as other community oriented charitable organizations and initiatives.

Voluntary Contribution to the **Massachusetts Real Estate Community Alliance (MRECA). Contributions to MRECA are voluntary and are not tax deductible. Contributions to MRECA are utilized to provide research, advocacy, and analysis on housing issues in Massachusetts and promote a greater understanding on how housing policies affect the state and economy.