



Greater Boston Association of REALTORS®

of the Greater Boston Real Estate Board



Application for REALTOR® Membership

Founded in 1889, GBREB represents more than 7,500 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 and community service. GBREB's geographic area includes the city of Boston and 54 cities and towns in the greater metropolitan Boston area. The five divisions of the board are: Building Owners & Managers Association (BOMA), Commercial Brokers Association (CBA), Greater Boston Association of REALTORS® (GBAR), Real Estate Finance Association (REFA), and Rental Housing Association (RHA).

The Greater Boston Association of REALTORS® is the largest of GBREB's divisions, representing more than 5,800 members engaged in residential brokerage. GBAR operates in federation with the 22,000-member Massachusetts Association of REALTORS® and the 1.1 million member National Association of REALTORS® — 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 & Benefits

Advocacy and Public Affairs

Local, state and federal lawmakers and regulators annually introduce thousands of proposals that affect property owners and the real estate industry. GBAR acts as your legislative watch dog and advocate, promoting and defending private property rights and industry interests at all levels of government.

Education & Professional Development

From continuing education programs that help you fulfill basic license renewal requirements to advanced designation and certification courses offered in conjunction with the Massachusetts Association of REALTORS® and the National Association of REALTORS®, GBAR helps members achieve their career development and life-long learning goals. Members enjoy significant savings and discounts ranging from \$25 to \$100 per course.

Standard Real Estate Forms ~ e-FORMS by TrueForms™

GBREB has been setting the legal standard in real estate forms for more than 115 years. In addition to traditional paper forms, a full inventory of web-based forms is available 24 hours a day through e-FORMS by TrueForms™. GBAR members receive an "Individual Internet User" subscription with their annual dues – a \$199.00 value. Members also receive discounted rates on other e-FORMS by TrueForms™ subscription options (Desktop Version and Internet Office Version) as well as a 50% discount on paper forms.

Mediation and Arbitration

GBAR members subscribe to the REALTOR® Code of Ethics which establishes the highest standards of ethical and professional conduct. In addition to enforcing ethical standards imposed by the Code of Ethics, GBAR administers resolution of disputes between REALTORS® through mediation and arbitration services, allowing members to avoid excessive legal fees and court costs.

Risk Management Resources & Broker Counseling Service

Real estate brokerage is a risky business. Through GBAR, MAR and NAR, members have access to a wealth of print and online risk management resources designed to help brokers and sales agents understand and comply with the myriad laws and regulations that impact real estate practice and business operation. Designated REALTOR® members also have access to GBAR's Broker Counseling Service, through which GBREB General Counsel provides information and guidance on *general matters* of law, ethics, liability and risk management.



Information You Need, When You Need It

GBREB and GBAR are committed to giving members the information they need stay abreast of current and emerging legal, business, industry and economic issues, trends and practices. Members receive timely, relevant information through a variety of communication channels, including the association’s website, www.gbar.org; our bi-weekly e-newsletter, *On the Home Front*; the GBREB quarterly member magazine, *Real Estate Connection*; as well as legislative updates and event and course announcements.

Other Services

- Free Open House Listings in the Friday *Boston Herald* (Metro West and surrounding areas) • *Boston Globe* advertising discounts
- MLS-PIN Supra Lockbox & Keypad rentals • Networking and social events • Discounts on personal and business products through GBAR, NAR and MAR affinity marketing partnerships

Application Process

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 requirement will constitute voluntary withdrawal of the application and forfeiture of the application fee. In addition, membership dues once paid, are non-refundable.

Submit completed application, entrance fee and dues, along with required documents:

Designated REALTOR® Membership

- (a) Copy of Real Estate License
- (b) Documentation from state of “dba” (sole proprietorship) incorporation, partnership or trust; must include names of all corporate officers, partners or trustees.

REALTOR® Membership

- (a) Copy of Real Estate License

Secondary Membership

- (a) Letter from Secretary of Primary Board stating the applicant is a member in good standing
- (b) Copy of Real Estate License

Choose Membership Category	Membership Dues August 2010 - December 2010	
<input type="checkbox"/> 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. <i>All proprietors of the firm must apply for REALTOR® membership as well. Designated REALTORS® (DR) are required to notify the Board in writing for all sales employees, independent contractors and licensed appraisers affiliated with the firm. Sales employees, independent contractors and licensed appraisers have 60 days to voluntarily apply for REALTOR® membership, should they choose not to join the DR will be billed a non-member assessment of \$423 per person.</i>	Entrance Fee:	\$250.00*
	Dues:	\$282.91**
<input type="checkbox"/> Designated REALTOR® Secondary Individual who holds Primary Designated REALTOR® membership in another Massachusetts real estate board.	Entrance Fee:	\$100.00
	Dues:	\$75.00
<input type="checkbox"/> 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:	\$100.00
	Dues:	\$211.25**
<input type="checkbox"/> REALTOR®* An agent who is affiliated with a REALTOR® firm.	Entrance Fee:	\$100.00
	Dues:	\$211.25**
<input type="checkbox"/> Secondary REALTOR® Agent who holds Primary REALTOR® membership in another Massachusetts real estate board.	Entrance Fee:	\$100.00
	Dues:	\$98.00

* 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® the National Association of REALTORS®.



2010 Application for REALTOR® Membership



SECTION I: To be Completed by All Applicants

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 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:

Title: Ms. Mr. Miss Mrs.

First Name _____ Middle Initial _____ Last Name _____

Office Name _____

Office Address _____

City _____ State _____ Zip _____

Office Phone _____ Office Fax _____

Home Address (*Required) _____

City _____ State _____ Zip _____

Home Phone _____ Home Fax _____

License Number _____ Broker or Salesperson _____ Expiration Date _____

Cell Phone Number _____

E-Mail Address (*Required) _____

Preferred Mailing Address: Home Office
 Preferred Phone: Home Office Cell
 Preferred Fax: Home Office

1. What is your Real Estate specialty? Residential Sales Appraisal Property Management Other _____

2. Are you/were you a member of any other Association of REALTORS®? Yes No

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

3. 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.)

4. 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: Month: _____ Day: _____ Year: _____

5. Are you a **principal, partner, corporate officer or branch office manager**? Yes No

If yes, you **must also complete Section II of this application.**

SECTION II: To be Completed by Designated Broker & Manager ONLY

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: _____

SECTION III: Signature

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.

Signature

Date

METHOD OF PAYMENT

Check (payable to GBREB) MasterCard Visa American Express Discover

Name on Card: _____ Amount: \$ _____

Account Number: _____ Exp. Date: _____

Signature: _____

Mail Payment to: GBAR Membership Department, One Center Plaza, Mezzanine Suite, Boston, MA 02108
Fax Payment to: GBAR Membership Department at 617-338-2600

