

## APPLICATION FOR PARTICIPATION IN THE MULTIPLE LISTING SERVICE OF SOUTH BEND AREA REALTORS®

SELECT PARTICIPATION TYPE:			
MLS Participation \$2,000.00 (Real Estate Company)		COMP Service Participation \$1,500.00 (Appraisal Company)	

BROKER CONTACT INFORMATION:							
First Name:		Middle Initial:					
Last Name:		Suffix <input type="checkbox"/> Jr, <input type="checkbox"/> III, <input type="checkbox"/> Sr, <input type="checkbox"/> Etc.					
Nickname (DBA):							
Home Address:							
City:	State:	Zip:					
Home Phone:		Cell Phone:					
Preferred Ph:							
Fax:							
Primary E-mail:		Secondary E-mail:					
May the Association, as well as the State and the National Associations, communicate with you via text message?			<input type="checkbox"/> Yes <input type="checkbox"/> No				
<b>LICENSE INFORMATION:</b>							
Broker or Salesperson's License #							
State of Licensure:		Appraisal License #					

COMPANY INFORMATION:			
Office Name:		Company License #	
Office Address:			
Office Phone:		Fax:	

APPLICANT INFORMATION:	
Are you currently a member in good standing with another Board of REALTORS®? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, name of Board	
Has your real estate license, in this or any state, ever been suspended or revoked? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Has your membership in a Board of REALTORS® ever been refused, suspended, or terminated either voluntarily or involuntarily? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Are there any unresolved complaints against you or your firm before the Indiana Real Estate Commission or any other Real Estate Commission? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Are you or your firm now subject to any bankruptcy or insolvency proceedings? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Do you or your firm have any financial problems which could jeopardize those doing business with you? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Are there any unresolved complaints, charges, or actions against you or your firm by any civil rights agency, consumer protection agency, or any other agency, board, or commission? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Have you ever been convicted of a felony and/or misdemeanor other than a traffic violation? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Are there currently any civil or criminal suits pending against you or your firm? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	
Are you or your firm subject to any unpaid judgments? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please provide details:	

LIST BROKERS/SALESPERSONS/APPRAISERS THAT WOULD LIKE MLS PARTICIPATION IN YOUR OFFICE:			
FULL NAME:	LAST 4 DIGITS OF SSN:	INDIANA LICENSE #:	CELL PHONE:
1.			
2.			
3.			
4.			
5.			

It is required to provide a letter of good standing, along with this application, from your current Board verifying that you are a member and your Board dues are currently paid.

Also please see last page of application for a description of MLS Participation.

As the Participant of the firm in the Multiple Listing Service of South Bend Area REALTORS®, I have read, understand and will abide by the Bylaws, Rules, Regulations, and Policies of the Service, as from time to time are adopted or amended.

Principal Broker Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Any REALTOR Member of this or any other Association who is a principal, partner, or corporate officer, or branch manager acting on behalf of the principal, without further qualification, shall be eligible to participate in Multiple Listing upon agreeing in writing to conform to the Rules and Regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service “Membership” or “Participation” unless they hold a current, valid real estate broker’s license and offer or accept compensation to and from other Participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property.

Use of information developed by or published by an Association Multiple Listing Service is strictly limited to the activities authorized under a Participant’s licensure(s) or certification and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey “Participation”, or “Membership” or any right of access to information developed or published by an Association Multiple Listing Service where access to such information is prohibited by law.

Note: Mere possession of a broker’s license is not sufficient to qualify for MLS participation. Rather, the requirement that an individual or firm “offers or accepts cooperation and compensation” means that the Participant actively endeavors during the operation of its real estate business to list real property of the type listed on the MLS and/or to accept offers of cooperation and compensation made by the listing brokers or agents in the MLS. “Actively” means on a continual and on-going basis during the operation of the Participant’s real estate business. The “actively” requirement is not intended to preclude MLS participation by a Participant or potential Participant that operates a real estate business on a part time, seasonal, or similarly time-limited basis or that has its business interrupted by periods of relative inactivity occasioned by market conditions. Similarly, the requirement is not intended to deny MLS participation to a Participant or potential Participant who has not achieved a minimum number of transactions despite good faith efforts. Nor is it intended to permit an MLS to deny participation based on the level of service provided by the Participant or potential Participant as long as the level of service satisfies state law.

The key is that the Participant or potential Participant actively endeavors to make or accept offers of cooperation and compensation with respect to properties of the type that are listed on the MLS in which participation is sought. This requirement does not permit an MLS to deny participation to a Participant or potential Participant that operates a Virtual Office Website (“VOW”) (including a VOW that the participant uses to refer customers to other Participants) if the Participant or potential Participant actively endeavors to make or accept offers of cooperation and compensation. An MLS may evaluate whether a Participant or potential Participant “actively endeavors during the operation of its real estate business” to “offer or accept cooperation and compensation” only if the MLS has a reasonable basis to believe that the participant or potential Participant is in fact not doing so. The membership requirement shall be applied on a nondiscriminatory manner to all Participants and potential Participants.

**Note: Comp Service Participation is limited to the MLS Data being used for appraisal purposes and prohibits use of the data for listing and selling purposes.**