

WALKER BOARD OF REALTORS

Membership Application

Types of Membership

Realtor Member	
Primary	Pays state and national dues thru our board.
Secondary	Pays state and national dues thru another board.
Institute Affiliate Member	An individual who holds a profession designation awarded by an Institute, Society, or Council affiliated with the National Association of Realtors that addresses a specialty area other than residential brokerage.
Affiliate Members	Individual and firms with an interest in information concerning real estate and are in sympathy with the objectives of the board.
Public Service Members	Individuals who are interested in the real estate profession as employees of or affiliated with educational, public utility, governmental or other similar organizations, but are not engaged in the real estate profession on their own account or in association with an established real estate business.
Honorary Members	Individuals not engaged in the real estate profession who have performed notable service for the real estate profession, for the Board, or for the public.
Student Members	Individuals who are seeking an undergraduate or graduate degree with a specialization or major in real estate institutions of higher learning, and who have completed at least two years of college and at least one college level course in real estate, but are not engaged in the real estate profession on their own account or not associate with an established real estate office.

WALKER BOARD OF REALTORS

Policies and Procedures

Updated April 30, 2009

1. New Members

Brokers have 15 calendar days from license activation date or the license transfer date of new agents to report them to the Walker Board of Realtors Treasurer. Brokers not reporting new agents within 15 calendar days will be fined \$200.00.

Companies with new agents that have not paid all fees associated with joining the Walker Board of Realtors and the Walker MLS within 30 calendar days from the date of new license activation or of license transfer will be disconnected from the Walker MLS and the Walker Board of Realtors Web Page. Companies disconnected will include all active realtors within the company. Company reactivation fees will be charged on a per member basis.

Local Dues and MLS Fees will be prorated monthly. Starting with the first day of the month in which they are accepted as a new member of the Board.

2. Payment of Membership Dues

Walker Board of Realtor, Alabama Association of Realtors, National Association of Realtors and Walker Multiple Listing Dues are due on first day of the year and must be paid by the 15th of February. Checks presented for payment will be deposited at once. Checks will not be accepted on the 15th and held until funds are available. Late fees for dues paid after the 15th will include: \$50.00 WBR, \$50.00 Walker MLS, & \$50.00 AAR. On March 1st, brokers of delinquent agents will receive a certified notice from the WBR's Treasurer. License of agents not paid in full by April 1 will be sent back to the Alabama Real Estate Commission.

3. Multiple Listing Service

In order to be a Member of the Walker Board of Realtors' MLS you must be a member of a board of realtors. Affiliate members may join the Walker Board of Realtors as a company; however, MLS membership is only on an individual basis. Example – An affiliate company has 5 members that wish to join the MLS – all five members must pay the MLS dues, but only the company must pay the dues associated with board membership.

4. Bad Checks – Realtor Members

There will be a \$50.00 re-activation fee for checks returned for insufficient funds. Upon notice to the Walker Board of Realtors of the NSF check, a certified letter of notification will be sent to the broker of the member with the returned check. Within 30 days one of the following two actions must take place:

- a. The returned check must be made good and the re-activation fee paid (with cash or money order).

- b. The sales agent's license must be sent back to the Alabama Real Estate Commission.

If after 30 days, the Walker Board of Realtors has not received confirmation of the completion of either of the above stated actions, the entire company associated with the member that presented the bad check will be suspended from the Board and the MLS. Company suspension can be lifted with a \$50.00 per member re-activation fee.

5. Bad Checks – Affiliate Members

There will be a \$50.00 re-activation fee for checks returned for insufficient funds. Upon notice to the Walker Board of Realtors of the NSF check, a certified letter of notification will be sent to the Company with the bad check. Within 30 days the following action must take place:

- a. The returned check must be made good and the re-activation fee paid (with cash or money order).

If after 30 days, the Walker Board of Realtors has not received confirmation of the completion of the above stated action, the entire company associated with the member that presented the bad check will be suspended from the Board and the MLS. Company suspension can be lifted with a \$50.00 per member re-activation fee.

6. In-Active Members

In-Active Members should be reported to the Walker Board of Realtors' Treasurer immediately

7. All Walker Board of Realtor and Walker MLS fees are NoN-Refundable

Dues and Fees Associated with Membership of the Walker Board of Realtors

Walker Board of Realtors Dues (Local Dues)	\$ 120.00	Annual
Walker Board of Realtors App Fee (Local)	\$ 100.00	Individual
Walker Board of Realtors App Fee (Local)	\$ 300.00	Company
Alabama Association of Realtors Dues (AAR)	\$ 170.00	Annual
AAR New Member Processing Fee	\$ 50.00	
National Association of Realtors Dues (NAR)	\$ 80.00	Annual
NAR Assessment Fee	\$ 30.00	

All Dues and Fees are Due Payable on the first day of January each year. Dues and Fees paid after the 15th day of February will be considered late and must be accompanied by a \$50.00 late fee.

