

Form #A-1/Case # _____

South Metro Denver REALTOR® Association, Inc.
7899 So. Lincoln Court
Littleton, CO 80122

REQUEST AND AGREEMENT TO ARBITRATE

1. The undersigned, by becoming and remaining a member of the South Metro Denver REALTOR® Association, has previously consented to arbitration through the Board under its Rules and Regulations.
2. I am informed that each person named below is a member in good standing of the South Metro Denver REALTOR® Association or was a member of said South Metro Denver REALTOR® Association at the time the dispute arose.
3. A dispute arising out of the real estate business as defined by Article 17 of the Code of Ethics exists between me (or my firm) and (list all persons you wish to name as Respondents to this arbitration):

_____, Principal Broker(s)
(Name)

_____, Non-Principal
(Name)

_____	_____
Firm	Mailing Address

(NOTE: Arbitration is generally conducted between REALTORS® (principals) or between firms comprised of REALTOR® principals.

4. There is due, unpaid and owing to me (or I retain) from the above-named persons the sum of \$_____. My claim is predicated upon the statement attached, **marked Exhibit 1** and incorporated by reference into this application. The disputed funds are currently held by _____.
5. I request and consent to arbitration through the Board in accordance with *its Code of Ethics and Arbitration Manual* (alternatively, "in accordance with the professional standards procedures set forth in the Bylaws of the Board"), and I agree to abide by the arbitration award and to comply with it promptly.

In the event I do not comply with the arbitration award and it is necessary for any party to this arbitration to obtain judicial confirmation and enforcement of the arbitration award against me, I agree to pay the party obtaining such confirmation the costs and reasonable attorney's fees incurred in obtaining such confirmation and enforcement.

6. I enclose my check in the sum of **\$250** for the arbitration filing fee.
7. I understand that I may be represented by counsel, and that I should give written notice no less than fifteen (15) days before the hearing of the name, address and phone number of my attorney to all parties and the Board. Failure to provide this notice may result in a continuance of the hearing, if the Hearing Panel determines that the rights of the other party(ies) require representation.

Each party must provide a list of the names of witnesses he intends to call at the hearing to the Board and to all parties not less than fifteen (15) day prior to the hearing. Each party shall arrange for his witnesses to be present at the time and place designed for the hearing.

The following REALTOR® nonprincipal affiliated with my firm has a financial interest in the outcome of the proceeding and has the right to be present throughout the hearing:

I declare that this application and the allegations contained herein are true and correct to the best of my knowledge and belief and this request for arbitration is filed within one hundred eighty (180) days after the closing of the transaction, if any, or within one hundred and eighty (180) days after the facts constituting the arbitrable matter could have been known in the exercise of reasonable diligence, whichever is later. Under the penalties of perjury, I declare that this application and the allegations contained herein are true and correct to the best of my knowledge and belief.

8. If either party to an arbitration request believes that the Grievance Committee has incorrectly classified the issue presented in the request (i.e., mandatory or voluntary), the party has twenty (20) days from the date of receipt of the Grievance Committee's decision to file a written appeal of the decision. Only those materials that the Grievance Committee had at the time of its determination may be considered with the appeal by the Board of Directors.
9. Are the circumstances giving rise to this arbitration request the subject of civil litigation? ____ Yes ____ No
10. Important note related to arbitration conducted pursuant to Standard of Practice 17-4 (1) or (2): Where arbitration is conducted between two (or more) cooperating brokers pursuant to Standard of Practice 17-4 (1) or (2), the amount in dispute and the amount any potential resulting award is limited to the amount paid to the respondent by the listing broker and any amount credited or paid to a party to the transaction at the direction of the respondent.
11. Address of the property in the transaction giving rise to this arbitration request:

12. The sale/lease closed on: _____
13. Agreements to arbitrate are irrevocable except otherwise provided under state law.

Dated: _____ at _____

Complainant(s):

Name (Type/Print)	Signature of REALTOR® Principal	Date
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Name (Type/Print)	Signature of REALTOR® Non-Principal	Date
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Address	Email
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Name of Firm*

Phone: (_____) _____ Phone: (_____) _____

* In cases where arbitration is requested in the name of a firm comprised of REALTOR® (principals), the request must be signed by at least one of the REALTOR® principals of the firm as co-complainant.