



South Metro Denver REALTOR® Association, Inc.
7899 South Lincoln Court, Littleton, CO 80122-2699
(303) 797-3700 Phone (303) 797-0109 Fax



Welcome to SMDRA!

Thank you for considering membership in the South Metro Denver REALTOR® Association (SMDRA). We are truly pleased to have the opportunity to serve you.

So that your transition from applicant to member can be made as quickly as possible, please read the following information carefully.

Dues and Fees

When you join SMDRA, you also become a member of the Colorado Association of REALTORS® (CAR) and the National Association of REALTORS® (NAR). A portion of your dues is remitted to those Associations.

SMDRA's fiscal year begins October 1, and memberships expire on September 30. Annual dues are prorated on a monthly basis for new members. Dues must be submitted with your application and may be paid by cash, check, VISA, MasterCard, Discover, and American Express.

After you join, you will begin receiving annual dues invoices each August or September for the following fiscal year (October 1 through September 30). Please contact a staff member if you have any questions about dues or fees.

1. **Application Fee – waived**
2. **Dues:** The dues amounts listed below apply to applicants who have never been a member of a REALTOR® Association, or who have not paid dues to another Association during the past year. If you are transferring from another Association, please ask a staff member to calculate your dues.

NEW REALTORS®	Local	CAR	NAR	Nat'l PR	Total
2011 October	180.00	177.50	140.00	70.00	567.50
2011 November	165.00	166.67	133.33	70.00	535.00
2011 December	150.00	155.84	126.66	70.00	502.50
2012 January	135.00	145.00	120.00	35.00	435.00
2012 February	120.00	132.92	110.00	35.00	397.92
2012 March	105.00	120.83	100.00	35.00	360.83
2012 April	90.00	108.75	90.00	35.00	323.75
2012 May	75.00	96.67	80.00	35.00	286.67
2012 June	60.00	84.58	70.00	35.00	249.58
2012 July	45.00	72.50	60.00	35.00	212.50
2012 August	30.00	60.42	50.00	35.00	175.42
2012 September	15.00	48.33	40.00	35.00	138.33

Important Note for Designated REALTOR® Applicants: The National Association of REALTORS® dues formula requires that Designated Brokers pay dues for themselves as well as an assessment that equals dues times the number of ALL licensees in their offices who are not REALTOR® members of an Association. Brokers can reduce their dues obligation by requiring their agents to join SMDRA.

Required Courses

As a condition of membership, all REALTOR® applicants are required to take two courses within 90 days of application to the Association: GRI Ethics and SMDRA Orientation. These courses explain your responsibilities as a REALTOR® and give you an overview of the benefits you receive as a member.

The 6-hour GRI-Ethical and Professional Practices and Orientation classes take place from 8:30 am until 4:30 pm, with a one-hour lunch break, at the SMDRA Activity Center. Please refer to the class schedule below.

The first half of Orientation is from 8:30 am until 9:00 am, before the class. The second half follows the class at 4:00 pm where the students take the REALTOR® Pledge and receive their REALTOR® pins.

PRE-REGISTRATION IS REQUIRED. If you register for the GRI Ethics class, you will automatically be registered for the Orientation. **If you have already completed the Ethics class and need only the Orientation class, you must TUXR for the Orientation.**

You may attend the 6-hour Ethics class at another Association as long as you provide proof of attendance to the South Metro Denver REALTOR® Association prior to the Orientation class. The Orientation class **MUST** be taken at SMDRA.

2012 GRI Ethical and Professional Practices Course Schedule

Thursday, January 12th

Tuesday, March 6th

Thursday, May 10th

Tuesday, July 10th

Thursday, September 13th

Thursday, November 1st

All classes are from 8:30 am to 4:30 pm

Please let us know if you have any questions about the application process. We look forward to serving you!



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Application for REALTOR® Membership

- Designated REALTOR®** (licensed real estate broker or licensed appraiser who is a sole proprietor, partner, corporate officer or branch office manager of a real estate or appraisal firm)
- REALTOR®** (licensed real estate agent or broker, or licensed appraiser)
- Secondary REALTOR®** (primary membership with another Board/Association)

Mr. Mrs. Ms. Miss

Preferred Mailing Address: Home Office

Choose a password for SMDRA's Internet Member Services (4 to 8 characters, case sensitive) _____

Name as Shown on License _____ Nickname _____

Office Name _____ Office Phone _____

Office ID # _____ Office Fax _____

Office Address _____

City _____ State _____ Zip _____

Date of Birth _____

Colorado Real Estate License # _____ Expiration Date _____

Home Address _____ Home Phone _____

Home City _____ State _____ Zip _____

Preferred E-mail Address (for class confirmations, etc) _____

Office Website _____ Personal Website _____

Cell Phone # (Optional) _____ Political Party Affiliation (Optional) _____

Languages You Speak (Optional – for inclusion on SMDRA's website as a resource for other members): _____

Skills You Bring to Your Association (Optional): _____

Community Involvement (Optional): _____

Political Involvement (Optional): _____

I, the undersigned, hereby apply for REALTOR® (primary, secondary, or designated) membership in the South Metro Denver REALTOR® Association (SMDRA) and enclose my payment to cover the application fee and dues (see below). I understand this will be returned to me in the event I am not accepted for membership. In the event my application is approved, I agree as a condition of membership to complete the orientation courses of SMDRA within 90 days of application, including the GRI Ethics and Professional Practices course, which I understand may be worth credit towards the Graduate REALTORS® Institute (GRI) designation. I also agree to thoroughly familiarize myself with and abide by the Code of Ethics of the National Association of REALTORS®, including the duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Association and the Constitution, Bylaws, and Rules and Regulations of SMDRA, the Colorado Association of REALTORS® (CAR), and the National Association of REALTORS® (NAR); and I further agree to satisfactorily complete a written examination covering such Code, Constitution, Bylaws, Rules and Regulations and duty to arbitrate as and when provided by SMDRA. I agree as a condition of continuing membership to complete Code of Ethics courses as required by NAR and SMDRA. I further agree that my act of paying dues shall evidence my initial and continuing commitment to abide by the aforementioned Code of Ethics, Constitution, Bylaws, Rules and Regulations and duty to arbitrate, all as from time to time amended. Finally, I consent and authorize the Association, through its membership committee or otherwise, to invite and receive information and comment about me from any member or other person, and I agree that any information and comment furnished to the Association by any member or other person in response to any such invitation shall be conclusively deemed to be privileged and not form the basis of any action by me for slander, libel, or defamation of character.

Application Fee - Waived

Annual Dues (See Dues Billing Proration below for amount): \$ _____

Total Amount Enclosed: \$ _____

When did you receive your Colorado Real Estate License? _____ Month _____ Year

Have you ever held membership in this or any other real estate Board/Association? _____ Yes _____ No

If yes, give the name of the Board/Association: _____

Are you now a member of any other real estate Board/Association? _____ Yes _____ No

If yes, give the name of the Board/Association: _____

Have you paid dues to another real estate Board/Association this year? _____ Yes _____ No

If yes, give the name of the Board/Association: _____

Have you completed the Ethics and/or Orientation courses at another real estate Board/Association? _____ Yes _____ No

If yes, give the name of the Board/Association: _____

Are you financially indebted to another Board/Association? _____ Yes _____ No

If yes, please explain: _____

Are you now subject to an unresolved professional standards or arbitration hearing award of this or any other Board/Association? _____ Yes _____ No

If yes, please explain: _____

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 agree that, if accepted for membership in the Association, I shall pay the fees and dues as from time to time established.

I grant SMDRA, CAR, and NAR my express written consent to contact me at their discretion by U.S. mail, fax, telephone, or e-mail. I understand that by providing my street address, e-mail address(es), telephone numbers(s), and fax number(s), I consent to receive communications sent from SMDRA, CAR, and NAR via regular U.S. mail, e-mail, telephone, or facsimile at those numbers/locations.

NOTE: Applicant acknowledges that if accepted as a member and he/she subsequently resigns from the Association 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®.

Signed _____ Date _____

Payments to the South Metro Denver REALTOR® Association are not deductible as charitable contributions for federal income tax purposes; however, they may be deductible under other provisions of the Internal Revenue Code. Seek information and guidance from and rely upon the advice of your tax expert and not SMDRA.

Applicants for Designated REALTOR® only: *I understand and agree that as Designated REALTOR® of the above-named real estate office or appraisal office, I am fully responsible for all dues and fees for services that I request and receive prior to completing the Association's required membership application process. I also understand and agree that if accepted for membership, I will pay all dues and fees as are from time to time established, and that the total amount of dues for which I will be personally and individually liable and responsible, as Designated REALTOR® of the firm or office named herein, shall be in such amount as established annually by the Board of Directors for myself, plus an amount times the number of real estate licensees or certified appraiser employed by or otherwise affiliated with my firm or office who are not themselves REALTOR® members of the Association. I further understand that if I apply for participation in the Multiple Listing Service that I, as Designated REALTOR®, am an individual member of the Multiple Listing Service and as the participant am responsible for all dues and fees for MLS service.*

Signed _____ Date _____

For Association Use Only

Date application received _____	Attended CAR Ethics (date and location) _____
Application fee paid \$ _____	Attended Orientation (date and location) _____
Dues paid \$ _____	Office NRDS # _____
Date entered in computer _____	Personal NRDS # _____

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Credit Card Dues Payment Form

If you would like to use a credit card to pay your application fee and dues, please complete the following:

Date _____

Member Name _____

Amount \$ _____

VISA MasterCard American Express Discover

Card Number _____

Expiration Date _____

Name as Shown on Card _____

Credit Card Billing Address _____

Street

City

State

Zip

Signature _____