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2024 APPLICATION FOR REALTOR® MEMBERSHIP

(ALL INFORMATION IS REQUIRED)

Name _____ Nickname _____ RE License # _____

Firm _____ Birth Date (Mo/day/yr.) _____

Firm Address _____

City _____ State _____ Zip _____

Firm Phone _____ Firm E-Mail _____

Firm Fax _____ Firm Website _____

Home Address _____ Home Phone _____

City _____ State _____ Zip _____ Cell Phone _____

E-Mail _____

Select one: ___ New applicant Previous with _____ Transfer from _____ Dual with _____

First licensed in Oregon (year) _____ Designations (GRI, CRS, CCIM, etc.) _____

Your Initials are required for the following acknowledgements:

_____ I, the undersigned, hereby apply for membership in the East Metro Association of REALTORS® and submit payment for dues and fees in the amount required. I understand that these dues, minus the application fee (if any), will be returned to me in the event that I am not accepted to membership, and that if accepted, initial and future dues are non-refundable. I agree as a condition of membership to complete the orientation course of the East Metro Association of REALTORS®, to thoroughly familiarize myself with 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 East Metro Association and the Constitution, Bylaws and Rules and Regulations of the East Metro Association, the Oregon Association and the National Association.

_____ I further agree that my act of paying dues shall evidence my initial and continuing commitment to abide by the aforementioned Code of Ethics, Constitutions, Bylaws, Rules and Regulations and duty to arbitrate, all as from time to time amended. Finally, I consent and authorize the East Metro 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 East Metro 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.

_____ I acknowledge that the Association will maintain a membership file of information which may be shared with other Associations where I subsequently seek membership. This file shall include: previous applications for membership; all final findings of Code of Ethics violations and violations of other membership duties within the past 3 years; pending complaints alleging violations of the Code of Ethics or alleging violations of other membership duties; incomplete or pending disciplinary measures; pending arbitration requests; and information related to unpaid arbitration awards or unpaid financial obligations to the Association or its MLS.

_____ I acknowledge that if accepted as a member and subsequently resign from the Association or otherwise cause membership to terminate with an ethics complaint pending, the Board of Directors may condition renewal of membership upon my certification that I will submit to the pending ethics proceeding and will abide by the decision of the hearing panel. I further understand that if I resign or otherwise cause membership to terminate, the duty to submit to arbitration continues in effect even after my membership lapses or is terminated, provided the dispute arose while I was a REALTOR®.

_____ I understand that I will become a provisional member immediately upon submission of a completed application form, dues and fees. Provisional membership is subject to all of the same privileges and obligations of membership and is granted subject to review of the application by the Board of Directors. If the Board of Directors determines that I have not met all of the qualifications established in the Association's bylaws, or if I do not satisfy all of the requirements of membership (for example, completion of a mandatory orientation program) within ninety (90) days of the Association's receipt of the application, my membership may be terminated.

_____ Further, I acknowledge that dues are computed from the date of application and are not refundable unless the Board of Directors terminates my membership for failure to meet the requirements of membership. In such instance, my dues will be returned, less a prorated amount to cover the number of days that services were received, and any application fee. **Dues are not refundable when a member leaves the business, area or member office.**

_____ I understand that it is a requirement for membership of the East Metro Association of REALTORS®, to notify the Association office of any change of contact information within seven (7) days of such change. Failing to meet the requirement may result in suspension of membership until the information is corrected.

_____ I acknowledge that ALL communications from EMAR, in the form of email, text message, etc. will not be unsubscribed or blocked. Furthermore, Email is the primary form of communication from EMAR and includes Constant Contact, Mail Chimp, and other systems which shall not be unsubscribed or blocked.

Signed _____ Date _____

Dues payments are not tax deductible as charitable contributions. All or portions of such payment may be tax deductible as ordinary and necessary business expenses.

Applicants for REALTOR® membership become provisional members immediately upon submission of a completed application form, dues and fees. Provisional membership is subject to all of the same privileges and obligations of membership and is granted subject to review of the application by the Board of Directors. If the Board of Directors determines that the applicant does not meet all of the qualifications established in the Association’s bylaws, or if the applicant does not satisfy all of the requirements of membership (for example, completion of a mandatory orientation program) within ninety (90) days of the Association’s receipt of the application, membership may be terminated.

2024 REALTOR® DUES PRORATION SCHEDULE

Month Joined	Local Portion	State Portion	National Portion (includes \$45 Consumer Advertising Campaign Fee)	Total Dues
January	190.00	285.00	201.00	676.00
February	174.17	261.25	\$188.00	\$623.42
March	158.33	237.50	\$175.00	\$570.83
April	142.50	213.75	\$162.00	\$518.25
May	126.67	190.00	\$149.00	\$465.67
June	110.83	166.25	\$136.00	\$413.08
July	95.00	142.50	\$123.00	\$360.50
August	79.17	118.75	\$110.00	\$307.92
September	63.33	95.00	\$97.00	\$255.33
October	47.50	71.25	\$84.00	\$202.75
November	31.67	47.50	\$71.00	\$150.17
December	15.83	23.75	\$58.00	\$97.58

Newly licensed Brokers have a one-time application fee of 75.00
There is a \$25.00 administration fee for REALTORS® who have been inactive for one year or more
(WAIVED for Transfer and Dual members)

According to the IRS, Oregon REALTORS® dues and NAR dues are not deductible as a charitable contribution. However, a portion of your dues may be deductible as an ordinary and necessary business expense... less the amount of dues allocated for federal and state lobbying expenses. The amount of dues directed to these operations for 2024 total \$137.25 dollars (NAR - \$55 and OAR - \$82.25) You should contact your CPA and/or tax professional for specific directions on how this relates to your taxable situation. Regardless of the deductible portion of your dues, the total amount of your annual REALTOR® dues are payable on the due date. Please note that the entire \$45 NAR Consumer Advertising Campaign special assessment qualifies as fully deductible.

A portion of your Oregon REALTOR® dues includes a \$50 allocation into the Oregon REALTOR® Political Action Committee (ORPAC). However, you may choose to re-allocate \$50 of your total Oregon Realtor® dues – to either the HOME Foundation or the Issues Mobilization Fund by sending an email message to redirect@oregonrealtors.org and specifying your choice. Any re-direct requests MUST be made within 48 hours of the time dues are paid. Re-direct requests received after the 48-hour time frame of payment will not be honored. Please note, ORS 316.102 may provide for a credit against Oregon state taxes of up to \$50 per individual or \$100 per joint return for contribution to political committees, including ORPAC. If you have further questions or concerns, please call 877-283-4116.

As part of the application process, all brand-new REALTOR® Members who have never belonged to another REALTOR® association are required to complete a REALTOR® Code of Ethics New Member Course and an EMAR Orientation class.

Dues are not refundable when a member leaves the business, area, or member office.



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