

**GRAND JUNCTION AREA REALTOR® ASSOCIATION
(GJARA)**

Membership Guidelines

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I. APPLICATION FOR MEMBERSHIP

Applications for membership are available from the Association office.

Upon receipt of signed application, fees, dues, an applicant will be extended probationary membership for three months pending completion of the membership requirements. Failure to attend required Orientation I and Orientation II, Ethics, and Induction will result in applicants having their membership privileges withdrawn until completion of said requirements have been accomplished according to these guidelines.

A. Broker Members/Licensed Appraisers

For the protection of the high standards of professionalism, new Broker and Licensed Appraiser members shall be required to submit application, pay all fees, attend required classes and be installed as a member prior to recognition as a member office.

The Principle Brokers, Member Brokers, and Licensed Appraisers' dues shall be prorated from pocket card date, and Principle Brokers/Licensed Appraisers' will be responsible for all non-member licensees hanging in their office.

All persons share equitable in the benefits provided by the Association through the Brokers membership, therefore, the Principle Broker/Licensed Appraiser shall be assessed until such time that the Broker member/licensed appraiser has made application, paid all fees, completed Ethics and Orientation, and any other prerequisites, as occasionally deemed necessary by the Member Services Committee and the Board of Directors, and has been formally inducted into membership.

B. Broker Associate Member

A Broker Associate member shall be one who is licensed under a Principle Broker. Upon acceptance for membership, the Broker Associate's dues shall be prorated also according to their pocket card.

C. Affiliate Members

Application requirements shall be as stated in the Bylaws. The Affiliate Members are not required to attend the Ethics Class or the Orientation class to be formally approved as members. They will be introduced at a REALTOR® luncheon meeting and will be required to abide by the highest standards of professionalism.

D. Licensed Personal Assistants/Secretaries

Any secretary or personal assistant who is licensed by the state as a real estate agent, and who receives a commission or other compensation for sales, shall be treated as a Broker Associate. They will be billed the monthly agent fee as each REALTOR® Member of the Association is.

II. ACCEPTABLE APPLICATION REQUIREMENTS

A. Application Forms

Application forms must be fully completed and signed by the applicant, reviewed and signed by the Broker, and submitted to the Association office with proper application fees. Applicants will be notified of the next available Orientation I and Orientation II Class, 4-hour Contracts Class, and 4-hour Ethics and Professional Standards Class which is a membership requirement before

induction. Applicants unable to attend shall submit a written explanation to the Association office, and will be given an opportunity to attend the next scheduled classes. Failure to attend within the first two offerings of the classes will result in the application being withdrawn and the applicant shall be required to re-apply and to pay a reinstatement fee of \$25.00.

B. Publication of Applicants

Names of applicants for membership will be approved by the Board of Director's at their monthly meetings. Any objection to their membership must be in writing and be submitted to the attention of the Chairman of the Association for review prior to the Board of Director's decision and recommendation for approval.

III. APPROVAL OF APPLICATION BY THE BOARD OF DIRECTORS

Upon completion of the application and required education (subject to change from time to time by the Board of Directors), applications shall be submitted to the Association for review, resulting in acceptance or rejection. Upon completion of membership requirements, the candidates will be notified by the Association of the time and place for induction.

IV. FEES

A. Annual Dues

The annual dues for REALTOR® members and Licensed Appraisers are set by the Board of Directors annually.

The dues will be prorated monthly and **fees are figured according to the date the license was issued by the Colorado Real Estate Commission.**

For purpose of figuring the amount, a full month's dues will be paid through the 21st of each month and any date from the 22nd through end of the month will be figured from the first of the next month.

B. Application Fee

The application fee set by the Board of Directors is \$115.00 one-time fee for an agent and \$500.00 one-time fee for new office brokers, licensed appraisers.

C. Reinstatement of Previous Members

Previous members who wish to reinstate their membership shall submit a Membership Change Form and a \$75.00 reinstatement fee.

If the member has not previously attended the currently required classes, they shall have three months, in which to do so or their provisional membership shall be revoked. The re-instating members will be responsible for all fees for the necessary classes that need to be taken.

D. MLS Fees

The MLS fees are billed quarterly and set by the Board of Directors. Fees are calculated for REALTOR® member, Licensed Appraisers, and personal assistants.

V. BENEFITS OF MEMBERSHIP

You will share the opportunities and challenges of organized real estate as a full fledged participating member, dedicated to professionalism in all your practices.

Upon your designation as a REALTOR®, you will be fully entitled to all rights, benefits, privileges, and services of the Grand Junction Area REALTOR® Association, the Colorado Association of REALTORS®, and the National Association of REALTORS®.

VI. OBLIGATIONS OF MEMBERSHIP

To accept and abide by all requirements of the Constitution, Bylaws, MLS Rules, and Regulations of the Grand Junction Area REALTOR® Association, the Colorado Association of REALTORS®, and the National Association of REALTORS®.

To fully accept as a personal charge, the Code of Ethics of the National Association of REALTORS® to conduct your practice of real estate in full accordance with its tenets.

The Obligations of the Principal Broker/Licensed Appraiser in Payment of Agent Fees, Dues, and Assessments. When a current member becomes a principal broker/ licensed appraiser, and opens his/her own office, or a non-member makes application for M.L.S./Association Membership, or a REALTOR Principal Broker/ Licensed Appraiser from another Board/Association makes application for M.L.S submit a letter, signed by the broker or licensed appraiser saying that he/she is responsible for all M.L.S. fees, dues, and assessments owed to the Grand Junction Area REALTOR® Association. If the principal broker/licensed appraiser should drop from the Association, he/she is responsible for all remaining balances owed to the Association. The principal broker/licensed appraiser will also be liable for all attorney and court costs incurred if any collection of unpaid balance is pursued.

The Principle Broker and Licensed Appraiser appreciate the meaning and connotation of the term REALTOR®, and to insure proper use of the term within the jurisdiction of the Grand Junction Area REALTOR® Association.

To pay your dues promptly, to attend required classes, and to do your part when called upon.

VII. OBJECTIVES OF MEMBERSHIP

- A. To encourage and foster high ethical standards in our profession of real estate practice.
- B. To take an active interest in the present and future welfare of our community.
- C. To uphold and develop faithful services as the basis of worthy enterprise.
- D. To promote legislation beneficial to personal and private ownership of real property and to oppose legislation harmful thereto.

VIII. CONFIRMATION

It is assumed that in asking for membership, you are in entire sympathy with the ideals and principles of the Grand Junction Area REALTOR® Association, the Colorado Association of REALTORS®, and the National Association of REALTORS®, and will conduct yourself in business accordingly.

Detach and return with your application form:

ACKNOWLEDGMENT:

I, _____, the undersigned, do hereby acknowledge and accept the membership requirements of membership, fees, obligations of fees, benefits and objectives, and agree to abide by them so long as I am a member applicant or member of the Grand Junction Area REALTOR® Association.

**Broker/Broker Associate Signature/
Licensed Appraiser**

Typed Name

Date

Broker Signature/Licensed Appraiser

