

Northwest Montana Association of REALTORS, MLS, Inc
110 Cooperative Way
Kalispell, MT 59901
406-752-4197 (Phone) 406-752-7834 (Fax)

2010 Application for Individual Participation

Participant's Name: _____
(Individual who will own the non-transferable right and is an owner of the Firm* who holds a Broker's License or if applicable, an Appraiser's License with the State of Montana. See expanded definition in MLS Bylaws, Article 4.)

Office Name _____

Office Address _____
(City) (State) (Zip)

Office Phone: _____ Office Fax: _____ Office E-mail _____

Web Page: _____

Participant's Firm is a: Corporation Partnership Sole Proprietorship LLC Other _____

Participant warrants that they are a: Licensed Real Estate **Broker** Licensed **Appraiser** Certified **Appraiser**
 Other* _____ *See CEO if not owner or Broker, as specific rules may apply

NMAR and NMAR, MLS require a photo ID presented in person by all applicants for membership or Participation. If a rare or extreme circumstance should arise that makes this not possible then the application will be considered by the Board of Directors with legal counsel's guidance and a letter from the applicant stating why it is not possible to appear with a photo ID. Lock box keys will not be granted without presenting a photo ID in person. Lockbox keys may not be issued to registered sex offenders.

Participant agrees to be bound by the Bylaws and MLS Rules and Regulations, Participant Data Access Agreements, Code of Ethics of NAR, and the policies of NMAR/MLS and as hereafter amended or changed. Participant acknowledges that he/she received a copy, or downloaded the current version, of these documents from NMAR/MLS and has **read them**. Participant agrees to review these documents as they are updated from time to time (usually once a year in the fall). Participant agrees that "All sold reports on properties submitted to the MLS will be fully reported to the MLS within three (3) business days of the closing date."

Participant acknowledges the Participant Fee is currently \$1500.00 which is payable in one lump sum or, **with permission of Board of Directors**, in (3) three installments of currently \$500 to be paid in less than three months from today with first installment paid today. This is a non-refundable fee.

Receipt of \$ _____ check # _____ is herein acknowledged as Full payment **OR**
 1st Installment paid on date: _____ 2nd Installment due within 30 days of above date or on _____
 3rd Final Installment due within 60 days of 1st Installment or on _____
(No less than 61 days from 1st installment)

I understand that I, **as an individual**, will maintain this Participation and that it is **not** transferable or saleable. I agree to pay fees monthly **before** the 1st of each month for one MLS fee **per license issued to my office** by the State of Montana. It is **my** duty to inform NMAR/MLS in writing or by email before new licensees join the firm. New licensees in my firm who have not made application in a timely manner will cost me currently \$800.00 for Non-Member fees, plus the monthly MLS subscriber fee, which I agree to pay within 30 days of the license being registered to my Firm. I understand this is a condition of my Participation and not the obligation of the Non-Member. It is also my duty to inform the NMAR/MLS 30 days ahead or immediately when a licensee leaves this firm. The attached is a complete list of ALL licensees and support staff affiliated with this firm. Failure to pay timely or to comply with above documents will result in suspension of services.

I, as Participant, by signing below, acknowledge that I have read and agree to follow all copyright and Internet regulations of the MLS as contained in above mentioned documents. I acknowledge that the MLS database cannot be sold or copied other than as outlined in the above mentioned documents. I agree to only present MLS data on a website according to Section 18 of the MLS Rules & Regulations and with a PDAA* and appropriate website security. I, the Participant, indemnify this MLS from any claims that an agent or broker or staff from my Firm may cause that infringes the copyright works of others.

Date

Participant's Signature

* PDAA – Participant Data Access Agreement – agreement to be signed by all Participants, regardless if they have a website or not. Any Salesperson who has their own website must fill out an agreement as well.

Attachment to Application for Participating Office in NMAR/MLS

Please list the Name and Position of each Owner, Broker, Salesperson, Appraiser and Staff affiliated with the Office (all persons).

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

Please provide additional attachment if you have more than 12 names to register. Please remember to inform the MLS when Staff changes occur and you have names to delete or add to this list. Thank you for your cooperation in this.