



**Douglas County
Association Of
REALTORS®**

Membership Packet

WELCOME!



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www.DouglasCountyRealtors.org
3510 NE Edenbower Blvd. ♦ Roseburg, Oregon 97470

Dear New Member;

We would like to thank you for your interest in the Douglas County Association of REALTORS®.

Enclosed you will find the benefits of membership and an application. Please fill out completely and have your Principle Broker sign the back. We do charge a one time application fee of \$50.00.

REALTORS® are required to take an orientation class within 60 days of application. If you do not attend orientation within that time period you will have to pay a reinstatement fee of \$50.00. It is held at the Board Office from 8:30am - 11:45 am. Your application is sent to Oregon Association of REALTORS® and the National Association of REALTORS® as soon as you attend. You will not have full member benefits until your orientation is complete.

We also have an Education Club you may join for \$50.00 a year. It pays for itself in the hours of classes. The cost for education is \$10.00 per credit hour for non-education club members. The Education Club was formed to have a pool of funds to pull quality speakers, pay for a meeting room and other expenses. We encourage you to join.

Watch for the sign up sheets for Education and Membership Meetings that are emailed to you.

If you have any questions feel free to call.

Thank you,

Stephanie DeFord
Executive Officer

Douglas County Association of REALTORS®

Benefits of Membership



- **REALTOR®** Use of the register REALTOR® Trademark.
- REALTOR® Image Promotion
- **Code of Ethics** - Enforcement of the Code of Ethics and Standards of Practice to which all members are pledged is accomplished through training and assistance provided to Boards/Associations and members.
- **Regional Professional Standards:**
 - Coos, Central Oregon Coast, Curry, Cottage Grove, Douglas.
- Education Club - enjoy savings on education throughout the year.
- Quarterly Membership Meetings
- Real Estate Store
- Library
- Committees to keep you updated
- Networking opportunities with valuable exchange of information.
- Member Board Programs and Activities.
- Leadership Training
- Political Affairs
- Fair Housing
- Mediation and Arbitration
- Publications
- Forms
- E-mail access to the Board
- Website Presence
- Links to OAR, NAR, RMLS
- Oregon Association of REALTORS®
- National Association of REALTORS®

I AM A REALTOR®

I Pledge Myself

To protect the individual rights of real estate ownership and to widen the opportunity to enjoy it.



To be honorable and honest in all dealings;



To seek to better represent my clients by building my knowledge and competence;



To act fairly towards all in the spirit of the Golden Rule;



To serve well my community and, through it, my country;



To observe the Realtors® Code of Ethics and conform my conduct to its lofty ideals.

APPLICATION FOR MEMBERSHIP

All Information is Required

Applying for Membership to the Douglas County Association of REALTORS®

- I hereby apply for: ___REALTOR ___Affiliate

Name: _____ License No. (REQUIRED): _____

Name of Firm: _____

Firm Address: _____ City: _____ Zip: _____

Residence Address: _____ City: _____ Zip: _____

E-mail Address: _____ Phone Number: _____ Fax Number: _____

- Mail to go to: ___ Residence ___ Business

First Licensed in Oregon (Year): _____

Licensed in another State? ___ Yes ___ No If yes, where? _____

Have you ever held membership in another state and/or local Board/Association? ___ Yes ___ No If yes, where? _____

Pending disciplinary action in another Board/Association? ___ Yes ___ No If yes, where? _____

Referred by: _____

I, _____ hereby apply for (REALTOR, Non-Resident Membership) in the (Name of Applicant) _____

- Above-named Board/Association, and enclose my _____ check in the amount of _____ which I understand will be returned to me in the event I am not accepted to membership. In the event my application is approved, I agree as a condition to membership to complete the indoctrination course of the above-named Board/Association, if any, and otherwise on my own initiative to thoroughly familiarize myself with the Code of Ethics of the National Association of Realtors⁷, including the duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Board/Association and the Constitutions, Bylaws and Rules and Regulations of the above-named Board/Association, the State Association and the National Association, and I further agree to complete satisfactorily a reasonable and nondiscriminatory written examination, if required, covering such Code, Constitutions, Bylaws, Rules and Regulations, and duty to arbitrate.

- 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 that and authorize the Board/Association, through its Membership Committee or otherwise to invite and receive information and comment about me from any Board/Association where I previously held membership, Member or other person, and I agree that any information and comment furnished to the Board/Association by any Board/Association 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.

- *NOTE: Applicant acknowledges that if accepted as a Member and he/she subsequently resigns or is expelled from membership in the Board/Association with an ethics complaint or arbitration request pending, the Board of Directors may condition renewal of membership upon the applicant's verification that he/she will submit to the pending ethics or arbitration proceeding and will abide by the decision of the Hearing Panel; or if applicant resigns or is expelled from membership without having complied with an award in arbitration, the Board of Directors may condition renewal of membership upon his/her payment of the award, plus any costs that have previously been established as due and payable in relation thereto, provided that the award and such costs have not, in the interim, been otherwise satisfied.*

SIGNED: _____

DATE: _____

- Dues payments to the above-named Board/Association are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses.

01/05



2011 Annual Dues Proration Schedule

MONTH	OAR (includes \$75.00 assessment)*	NAR (includes \$35.00 assessment)	Local Dues	RPAC (Recommended Investment)
JANUARY	\$215.00	\$115.00	185.00	\$50.00
FEBRUARY	\$203.33	\$108.33	169.58	\$50.00
MARCH	\$191.66	\$101.67	154.16	\$50.00
APRIL	\$179.99	\$95.00	138.74	\$50.00
MAY	\$168.32	\$88.33	123.32	\$50.00
JUNE	\$156.65	\$81.67	107.90	\$50.00
JULY	\$144.98	\$75.00	92.48	\$50.00
AUGUST	\$133.31	\$68.33	77.06	\$50.00
SEPTEMBER	\$121.64	\$61.67	61.64	\$50.00
OCTOBER	\$109.97	\$55.00	46.22	\$50.00
NOVEMBER	\$98.30	\$48.33	30.80	\$50.00
DECEMBER	\$86.63	\$41.67	15.38	\$50.00

*REALTOR® members only

Dues payments are not deductible as charitable contributions. A portion of such payments may, however, be deductible as an ordinary and necessary business expense. \$29.00 allocated from your NAR (\$21.00) and OAR (\$8.00) dues are not tax deductible as federal and state lobbying expenses. The amount shown for Designated REALTORS® does not reflect DR dues which will be charged for non-member licensees. State dues include \$5.00 for subscription to the OREGON REALTOR®.

Your 2011 dues include a \$35 mandatory assessment by the National Association of REALTORS® of all REALTORS®, REALTOR® Associates to fund a nationwide public awareness campaign that includes TV network and cable ads highlighting the value a REALTOR® brings to a transaction and stressing the importance of using a REALTOR®. The entire \$35 portion of NAR dues related to public awareness qualifies as deductible dues.

Your 2011 dues include a \$75 mandatory special assessment [by the Oregon Association of REALTORS®](#) that will be levied annually over the next three years. This assessment is not [mandatory for](#) affiliate members. The funds from this assessment will be placed in the Issues Mobilization Fund to support the Protect Oregon Homes Campaign. None of the funds will be used for operations of the Oregon Association of REALTORS®.

Through the Protect Oregon Homes campaign, the Oregon Association of REALTORS® has chosen to be a leader in the effort to place a measure on the ballot that will amend the state constitution and permanently prohibit the imposition of a real estate transfer tax in Oregon. The entire \$75 special assessment qualifies as [a deductible business expense](#).

All REALTOR® Members are required to complete a REALTOR® Code of Ethics course every four years. Failure to complete the course during the applicable period will result in suspension until course completion, regardless of the status of dues payment. Suspension of services includes all board, state association and NAR dues-based services.

Contributions to RPAC are voluntary and are used for political purposes. You may refuse to contribute without reprisal and the National, Oregon, or local associations of REALTORS® will not favor or disfavor any member because of the amount contributed. 70% of each contribution is used by Oregon REALTOR® PAC to support state and local political candidates. Until Oregon REALTOR® PAC reaches its RPAC goal, 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a; after the Oregon REALTOR® PAC reaches its RPAC goal, your entire contribution will be used to support state and local candidates. Contributions are not deductible for income tax purposes. ORS 316.102 provides for a credit against state taxes of up to \$50 per individual or \$100 per joint return for contributions to political committees.