Five Steps to Becoming a REALTOR® or REALTOR® Assistant Member

1. REALTOR®/REALTOR® Assistant: Broker, salesperson or appraiser (licensed and/or certified) who is associated with a Designated REALTOR® and who has fulfilled membership requirements in local, state and national Board of REALTORS® and who engages in any form of real estate including: buying, selling, appraising, writing offers and/or any other option for a REALTOR® for whom they are working.

2. **Complete the REALTOR® Application form.**

3. **Send MIBOR the following information.**

- completed application form
- a copy of your Broker, Salesperson, or Appraiser's license
- the appropriate membership dues (see other side of this sheet)
- the appropriate processing fee (see other side of this sheet)

4. **Attend the required MIBOR New Member and/or Broker Orientation classes within three months***

*** New Member Orientation is a requirement for membership. It must be completed within three months from the approval of application or the application will be deactivated.**

• New Member Orientation is 1/2 day on the f rst Thursday of the month following the month you make application. **Call 317-956-5000** to register (after you make application). Note: Days subject to change.

If you have any question about the application process, please call MIBOR Member Services at 956-5000 x402.

Membership Dues & Association Entry Fees

Membership Dues for Designated REALTORS®, REALTORS®, and REALTOR® Assistants

REALTOR® members of MIBOR automatically receive membership to the Indiana Association of REALTORS® (IAR) and the National Association of REALTORS® (NAR).

According to Section 10.6 of the Bylaws, "Dues for all members shall be payable annually in advance, on the f rst day of June and, when paid, shall become the property of MIBOR.

Please submit your completed application with the prorated dues for the month and the Association Entry Fee for the type of membership for which you are applying. (See table below)

2010

If you make application in:	You owe:	
January *	$375.00 + Association Entry Fee	(pays through June 2010)
February *	$355.42 + Association Entry Fee	(pays through June 2010)
March *	$335.84 + Association Entry Fee	(pays through June 2010)
April	$786.25 + Association Entry Fee	(pays through June 2011)
May	$766.67 + Association Entry Fee	(pays through June 2011)
June	$747.09 + Association Entry Fee	(pays through June 2011)
July	$672.50 + Association Entry Fee	(pays through June 2011)
August	$652.92 + Association Entry Fee	(pays through June 2011)
September	$633.34 + Association Entry Fee	(pays through June 2011)
October	$551.25 + Association Entry Fee	(pays through June 2011)
November	$531.67 + Association Entry Fee	(pays through June 2011)
December	$512.09 + Association Entry Fee	(pays through June 2011)

*** New agents joining in the f rst quarter of 2010** will be paying for the f rst 6 months of MIBOR dues and a full year of IAR and NAR dues. They will be included in the normal billing cycle and billed in May 2010 for the 2010-2011 dues of $525.00.

BLC® listing service Technology Fees are prorated on a monthly basis, and new members will be invoiced for these fees upon receipt of this application.

Association Entry Fees

Association Entry Fee shall become the property of MIBOR upon the approval of the application.

Designated REALTOR®	$900.00
REALTOR® and REALTOR® Assistant	$400.00
REALTOR® to Designated REALTOR®	$500.00

Reinstatement may apply for REALTORS® rejoining the Board.

If you have any questions about the fee schedule, please call MIBOR Member Services at 956-5000.

Application for REALTOR® or REALTOR® Assistant Membership

Please complete and return with a copy of your license or certif cation, association entry fee and dues.
ALL FIELDS ARE REQUIRED EXCEPT WHERE INDICATED.

Check membership type desired: REALTOR® REALTOR® Assistant

MIBOR will be my: Primary Board Secondary Board (my Primary Board is _____)

If Secondary Board, NRDS ID: _____

I hereby submit the following information for your consideration:

1. Name _____

2. Name of Firm _____

3. Of f ce Address _____
street

_____
city county state zip

4. Of f ce Phone (_____)_____ 5. Off ce Fax (_____)_____

6. Home Address _____
street

_____
city county state zip

7. Home Phone (_____)_____

8. Social Security Number (Last 4 digits) _____

9. What type of license do you hold with the Indiana Real Estate Commission?* _____
If you do not yet have your license, have you applied? Yes No

***Please submit a copy of your license and/or certif cation.**

10. Real Estate License Number(s) _____

11. E-mail Address _____

12. Web page address (optional) _____ _____

13. Mobile Phone (optional) _____ 14. Voice Mail (optional) _____

For Board Use:

Agent #_____	App Fee_____	NRDS#_____	Board Appr. _____
Firm # _____	Dues_____	Orientation_____	Notified _____
Broker Code_____	BLC® listing service _____	Scan_____	License_____

17. Have you ever been a member of MIBOR? Yes No If "Yes," Member #: _____

18. Have you held or do you hold membership in another Board of REALTORS®? Yes No
If "Yes," what Board(s), type of membership and year(s)? _____

19. NRDS ID (If applicable, REQUIRED): _____

20. Has your membership in a Board of REALTORS® ever been refused, suspended or terminated (voluntarily or involuntarily)? Yes No If "Yes," attach additional page (numbered "19") and explain in full.

21. In which of the following phases of real estate is your f rm actively engaged (optional): Appraising Buying Selling Counseling Exchanging Leasing Managing Other

Explain _____

22. Your position in the f rm (optional)_____

23. Are you active in the real estate industry (optional) full time or part time ?
If part time, what is your primary profession? _____

24. Real Estate Designations _____

25. Has your real estate license, in this or any other state, ever been suspended or revoked? Yes No
If "Yes," attach additional page (numbered "24") and explain in full.

26. Are there any unresolved complaints against you before the Indiana Real Estate Commission or any other real estate commission? Yes No If "Yes," attach additional page (numbered "25") and explain in full.

27. Do you have f nancial problems which could jeopardize those doing business with you? Yes No
If "Yes," attach additional page (numbered "26") and explain in full.

28. Are there any complaints, charges or actions against you (in the last three years) by any civil rights agency, consumer protection agency or any other agency, board or commission? Yes No
If "Yes," attach additional page (numbered "27") and explain in full.

29. Have you been convicted of a felony (in the last three years) which would violate the public trust?
Yes No If "Yes," attach additional page (numbered "28") and explain in full.

30. Are there currently any civil or criminal suits pending against you? Yes No
If "Yes," attach additional page (numbered "29") and explain in full.

31. List three real estate licensees (not associated with your f rm) with whom you have had cross-transactions and the name and the phone number of the f rm with which each is associated.
(If you have had no cross-transactions, please list three business or personal references.)

Name	**Company**	**Phone**

I,_____, hereby apply for REALTOR® or REALTOR® Assistant (primary, secondary or Designated) membership in the Metropolitan Indianapolis Board of REALTORS®, Inc. ("MIBOR") and enclose my check/charge in the amount of $_____ which I understand will be returned to me only in the event that I am not accepted to membership. In the event my application is approved, I agree, as a condition of membership, to complete the MIBOR New Member Orientation within the next three months and, on my own initiative, 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 Professional Standards Training Manual of the NATIONAL ASSOCIATION OF REALTORS® and the Constitution, Bylaws, and Rules and Regulations of MIBOR, the Indiana Association of REALTORS® and the NATIONAL ASSOCIATION OF REALTORS®. 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 that and authorize MIBOR, 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 MIBOR by any Member or other person in response to such invitation shall be conclusively deemed to be privileged and not form the basis of any action by me for slander, libel, defamation of character, invasion of privacy, or any type of civil cause of action, in law or in equity.

I FURTHER AGREE TO waive any and all claims or causes of action, legal or equitable, which I may have in the future against MIBOR, IAR, NAR or any of their off cers, directors, members, employees or agents, arising out of any f ne, suspension, termination of membership or any other discipline or decision that may be imposed upon me for violating any of the duties assumed by me pursuant to the terms of this agreement as outlined herein.

I FURTHER AGREE TO pay reasonable attorney fees, court costs and other expenses incurred by MIBOR if it becomes necessary for MIBOR to engage in litigation to collect any monies owed by me to MIBOR. To Conduct my real estate business in compliance with the Code of Equal Opportunity of NAR, national laws and court decisions affecting equal rights, state laws and court decisions affecting equal rights, and local ordinances and guidelines affecting equal rights. NOTE: Applicant acknowledges that if accepted as a member and he/she subsequently resigns or is expelled from membership in MIBOR with an ethics complaint(s) or arbitration request pending, the Board of Directors may condition renewal of membership upon applicant's verif cation that he/she will submit to all 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 satisf ed.

NOTE: According to Section 10.2d of the Bylaws, "Dues for all members shall be payable annually in advance, on the f rst day of June and, when paid, shall become the property of MIBOR. A Member who discontinues membership following payment of dues in June but prior to January 1 of the following year will be entitled to a refund of the portion of dues payable to IAR and NAR. Request for said refund must be received (in writing) by MIBOR by December 31."

NOTE: Applicant acknowledges that the board/association will maintain a membership f le of information which may be shared with other boards/associations where applicant subsequently seeks membership. This f le shall include: previous applications for membership; all f nal f ndings of Code of Ethics violations and violations of other membership duties; 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 f nancial obligations to the board/association or its BLC™ listing service.

NOTE: Dues payments to the board/association are not tax deductible as charitable contributions. Portions of such payments may be tax deductible as ordinary and necessary business expenses.

Form of Payment

[ ] Check #_____ Amount of Check $_____

[ ] Visa, MasterCard, American Express, Discover

Card # _____

Expiration Date _____

Authorized Amount _____

Name as it Appears on Credit Card _____

Billing Address _____

City, State, Zip _____

Signature _____

METROPOLITAN INDIANAPOLIS BOARD OF REALTORS®
1912 N. MERIDIAN STREET
INDIANAPOLIS, IN 46202
317/956-1912 FAX 317/956-5050
www.mibor.com

MIBOR: SOLD ON BETTER BUSINESS

MIBOR SERVICE CORPORATION

BLC® listing service Technology and Sentrilock Smart Card Usage Agreement

IT IS HEREBY AGREED by and between MIBOR Service Corporation (MSC) and the BLC® listing service Subscriber _____ _____ Member Number (if known) _____ that Subscriber may access the BLC® listing service and Lockbox services provided by MSC under the following terms and conditions, Usage Standards and Rules and Regulations of the services.

1. Representation: Subscriber warrants as of the date of this agreement that he/she is licensed by the state of Indiana as a real estate broker, real estate salesperson, real estate appraiser or real estate appraiser trainee, who is or is affiliated with a MSC BLC® listing service Participant in good standing and will continue in such capacity at all times while this Agreement is in effect. If Subscriber, at any time during the term of this Agreement, is no longer a MSC BLC® listing service Participant in good standing or affiliated with a MSC BLC® listing service Participant in good standing, Subscriber agrees to notify MSC.

2. Usage and Definition: MSC will issue a "BLC® listing service User login ID" and Sentrilock Smart Card to Subscriber. Issuance of the "BLC® listing service User Login ID" will entitle Subscriber to (i) access and use the BLC® listing service System through a System-compatible computer using an internet connection provided by the Subscriber and (ii) obtain a Sentrilock Smart Card that can be used to access Sentrilock electronic lockboxes located on listed properties. THE "BLC® listing service User Login ID" AND SENTRILOCK SMART CARD IS PROVIDED EXCLUSIVELY FOR THE INDIVIDUAL USE OF SUBSCRIBER AND MAY NOT BE SHARED WITH OR USED BY ANY OTHER INDIVIDUAL OTHER THAN AN UNLICENSED EMPLOYEE UNDER THE SUPERVISON OF THE SUBSCRIBER.

   Subscriber agrees that a lockbox is a container affixed to property as a device to gain access to the property being marketed by a Participant in the BLC® listing service. Participants in the BLC® listing service or their Subscribers are authorized under certain conditions to open these lock boxes under terms specified by the listing broker. Participants and their Subscribers, functioning as agents of potential purchasers, must contact the listing broker to arrange appointments to show listed property even if the property has a lockbox affixed to it, unless the listing broker has given specific permission (through information published in the BLC® listing service or otherwise) to show the property without first contacting the listing broker.

3. Fee. Subscriber agrees to pay a programming fee for the Sentrilock Smart Card and an BLC® listing service Technology Fee for use of the BLC® listing service System and Sentrilock Smart Card, Card Reader, applicable software. The BLC® listing service Technology is payable according to the following schedule (choose one):

   Annually: $440 (Due and payable prior to the start of the second quarter of each year)

   Semi-Annually: $460 ($230 Due and payable prior to the start of both the second and fourth quarters of each year)

   New applicants will receive an invoice for the prorated portion of the BLC® listing service Technology fees.

   Lockboxes are sold separately and are the charged in addition to the annual fee. The cost to purchase lockboxes may vary from time to time and is the sole responsibility of the Subscriber.

4. Requests for Equipment. Subscriber requests delivery of the following equipment from MSC. *Fees for a Sentrilock Card or Card Reader should be included with the application.

   One Sentrilock Smart Card - $10.00 programming fee (plus tax)

   _____ Card Reader(s) - $45.00 each (plus tax) for a total of $ _____

5. Smart Card Update. Subscriber acknowledges that the Smart Card must be updated at regular intervals of thirty (30) days by placing the Smart Card in an MSC approved Card Reader or by other authorized method.

6. Term of Agreement. The term of this Agreement begins on the date of the execution of this Agreement and ends on the date of any of the following events:
   a. Termination of Subscriber as an BLC® listing service Technology Subscriber for any reason including, but not limited to, non-payment and license termination
   b. Termination of Subscriber's association with MSC or his/her local Board of REALTORS® for any reason
   c. Failure of the Subscriber to perform in accordance with any and/or all terms and conditions herein set forth including, but not limited to, the provisions for security outlined in Paragraph 7.
   d. Subscriber acknowledges that by signing this Agreement, he/she is granted a license to use the BLC® listing service System, Sentrilock Smart Card and Card Reader, applicable software and lockboxes under the terms of this Agreement.

7. Security. Subscriber acknowledges that it is necessary to maintain security of the Smart Card and Lock Box system to prevent its use by unauthorized person. Consequently, Subscriber agrees:
    a. To keep the Smart Card in Subscriber's possession or in a safe place at all times
    b. To not allow his/her personal identification number (PIN) to be kept with, attached to, or written on the Smart Card
    c. To not duplicate the Smart Card or allow any person to do so
    d. To not assign, transfer, or pledge the rights of the Smart Card or Card Reader
    e. To notify MSC immediately of the loss or theft of a Smart Card.
    f. To follow the guidelines as outlined in the Lockbox Usage Standards sheet
    g. To recognize the responsibility to ensure the security of properties accessed through the use of a lockbox.

8. Replacement Smart Cards: If the original issued Smart Card is lost or stolen, and the loss or theft has been immediately reported to MSC, a replacement Smart Card will be issued to the Subscriber upon written notice and payment of a $10.60 replacement Smart Card fee.

9. Disciplinary Action: Subscriber agrees to be subject to the disciplinary rules and procedures of the Metropolitan Indianapolis Board of REALTORS® Professional Standards Committee for violation of any provision of this Agreement. Discipline may include, but is not limited to, forfeiture of BLC® listing service Access, the Smart Card, Card Reader and Subscriber's right to be issued a Smart Card or Card Reader. No referral to the Metropolitan Indianapolis Board of REALTORS® Professional Standards Committee is required for termination of services for failure to pay required fees.

10. Indemnification: Subscriber agrees to indemnify and hold MSC and their respective stockholder, officers, directors and employees harmless from any and all loss, cost, expense, claims or demand whatsoever by or against MSC resulting from the loss, use or misuse of the BLC® listing service or Sentrilock System, including but not limited to, any and all liabilities including attorney's fees incurred by them as a result of damage or injuries to property or persons arising out of entry by any person into any premises by use of the Sentrilock System.

11. Reimbursement: Subscriber agrees that in the event MSC shall prevail in any legal action brought by or against the Subscriber to enforce the terms of this Agreement, Subscriber, as appropriate, may be assessed a reasonable amount of attorney's fees in addition to any other relief to which the Court rules MSC may be entitled.

12. Authorization: Subscriber will secure authorization from the owner or tenant in possession of any property listed for sale prior to the installation and use of a Lock Box on such property. Subscriber agrees that extreme care shall be taken by Subscriber to ensure that the Lock Box and all doors or any property entered by Subscriber through the use of the Smart Card shall be locked when Subscriber leaves the property.

13. Ownership of BLC® listing service Compilation and Copyrights: Subscriber acknowledges that the act of submitting any property listing data, supporting documents, photographs or line drawings to the BLC® listing service represents that he/she has been authorized to grant and also thereby does grant authority for MSC to include such information into its copyrighted BLC® listing service compilation and any statistical reports. All information stored in the BLC® listing service System including but not limited to real property listing data, photographs, real property parcel data, HUD/VA data agent and office information (the "BLC® listing service Compilation"), is owned or leased by MSC as part of the Copyrighted BLC® listing service Compilation. Subscriber agrees to use the BLC® listing service Compilation only in connection with the pursuit of Subscriber's business of listing, selling, leasing and/or appraising real property and otherwise in a manner consistent with the Metropolitan Indianapolis Board of REALTORS® BLC® listing service Service Rules, Regulations, policies and procedures. Subscriber agrees not to publish, reformat, recompile, resell, repackage, or use in any manner whatsoever the BLC® listing service Compilation, except as permitted in the Rules and Regulations.

14. Additional Terms and Conditions: Subscriber agrees to the terms as outlined in this Agreement. Upon termination of this Agreement as specified in Paragraph 6, Subscriber agrees to immediately cease using the Smart Card, Card Reader and any applicable Software. This written contract represents the entire agreement between participants. This Agreement supercedes all other agreements, either oral or written. No other agreement, statement or promise relating to the subject matter of this Agreement, which is not contained herein, shall be valid or binding. This Agreement is binding upon the heirs and personal representatives of the Subscriber.

SUBSCRIBER	MSC
Printed Name: _____	Printed Name: Stephen J. Sullivan
Signature: _____	Signature: Stephen J. Sullivan
Date: _____	Date: _____