



**NORTHERN CALIFORNIA COMMERCIAL
ASSOCIATION OF REALTORS®**

Application For Membership

NORTHERN CALIFORNIA COMMERCIAL ASSOCIATION OF REALTORS®

569 Laurel Street, San Carlos, CA 94070

Phone: 650.598.0621 Fax: 650.598.0632

www.nccar.org

commercialaor@nccar.org

REALTOR Association Membership Categories

NORTHERN CALIFORNIA COMMERCIAL ASSOCIATION OF REALTORS®

2012 Dues Schedule

Primary Members

Members who pay all their dues, National (NAR), State (CAR) and local dues to NCCAR.

NAR	\$155
CAR	\$184
NCCAR	\$175
*Polit. Surv.	\$ 49
**Housing Fund	<u>\$ 10</u>
	\$533
New Member	<u>\$ 80*</u>
	\$653

* \$50: CAR + \$30:NCCAR

You may have, or may elect to, hold membership in another REALTOR Association while you are a primary member of NCCAR. If so, remember you do NOT have to pay NAR and CAR dues to more than one association. Simply notify any other association in which you choose to be a member that you have paid state and national dues to NCCAR.

Secondary Members

Member who pay their state and national dues to another association. You must list the association where you pay NAR and CAR dues so NCCAR can verify your national and state membership.

NAR	paid
CAR	paid
New Member	\$50
NCCAR	<u>\$175</u>
	\$225

STATE AND NATIONAL DUES ARE PAID TO

Note: Primary and Secondary memberships are no different as far as and member benefits are you should remember however, are not required to be a member of more than one association nor must you drop membership in any other Association in order to join NCCAR

Institute Affiliate Members

Holders of NAR approved institute affiliate designations of CCIM, CPM, CRE, or SIOR are required to hold membership in a local association as well as NAR and CAR in order to use that professional designation. Holders of such designations that do not wish to avail themselves to any National (NAR), State (CAR), or most local (NCCAR) member benefits, except to remain in compliance to use the designation, this membership category is available. **2004 will be invoiced from national. You must indicate NCCAR as preference Association.**

NAR	\$ 25
CAR	\$ 25
NCCAR	\$ 25
*Polit. Surv.	\$ 49
**Housing Fund	<u>\$ 10</u>
	\$134

Please indicate the qualifying designation below and submit evidence for verification.

- CCIM
- CPM
- CRE
- SIOR

*NCCAR provides a special menu of services for out institute Affiliate Members.

Affiliate Members (Please use separate application for this category)

This category of membership serves individuals and companies that are not licensed real estate brokers or salespersons but whose interests are aligned with, or whose products or services are directed toward, those in the commercial real estate industry. Title and escrow services, lenders and financial institutions, accountants, lawyers, appraisers, technology services, insurance services and marketing services are some of the industries that find affiliation with commercial real estate licensees to be of mutual benefit. Annual dues are \$200.

Voluntary Contributions

*Political Survival - \$49 (See last page for more details.)

**C.A.R. Housing Affordability Fund - \$10

New member Processing Fee \$80 (CAR \$30/NCCAR \$50) - If you are currently a member of another association do not pay this fee. Please name that association:

_____AOR

(See membership categories on previous page for appropriate membership fee)

Applying for NCCAR in which membership category:

Primary Secondary Institute Affiliate

NAR & CAR Dues \$339 Primary Members
(or)

NAR & CAR Dues \$ 75 Institute Affiliates

NCCAR Local Dues \$175 Member with or without a Designation (Primary and Secondary)

The designation is: _____ (ACRONYM)

(PLEASE GIVE ACRONYM AND ALSO SPELL OUT)

Political Survival (PAC) \$ 49_(Opt.) Political Survival contributions are paid separately.

Housing Affordability Fund \$ 10_(Opt.) C.A.R. Housing Affordability Fund

Total Due \$ _____

Method of Payment: Check made payable to NCCAR

(or)

Charge my VISA MasterCard Discover Card

Name on Card _____ Exp. Date _____

Card Number _____ Security Code _____

Billing Address _____

City, State, Zip _____

Signed _____ Date _____

Thank you for your support of our Association. When completed please mail to:

Northern California Commercial Association of REALTORS®

569 Laurel Street, San Carlos, CA 94070

(Please include a copy of your REALTOR® license with application.)

Questions: Phone: 650-598-0621 Fax: 650-598-0632

Contributions or gifts to the Association, CAR, NAR, IMPAC and CREPAC are not deductible as charitable contributions for federal income tax purposes. However, dues may be tax deductible as ordinary and necessary business expenses. REALTORS may participate in Political Survival by including a voluntary donation on the same check as your dues payment. No contributor will be favored or disfavored by reasons of the amount of contribution or decision not to contribute. Failure to contribute will not affect an individual's membership status in NAR or CAR. Applicants for REALTOR may not use the professional designations of REALTORS until; the application is approved, membership requirements are completed and the applicant is notified of membership approval.

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Phone 650-598-0621 Fax 650-598-0632

REALTOR® Membership Application

I hereby apply for membership in the Northern California Commercial Association of REALTORS® (NCCAR), the California Association of REALTORS® (CAR) and the NATIONAL ASSOCIATION OF REALTORS® (NAR).

1. Name on License _____

2. Preferred Name _____
(PREFERRED DIRECTORY LISTING. IF DIFFERENT FROM ABOVE.)

3. DRE License # _____ Expires _____ Broker Agent
(All 8 NUMBERS PLEASE)

Appraiser License # _____ Expires _____

4. Specialty _____

5. Social Security # _____ Drivers License # _____ Birth Date _____

6. Firm Name _____

7. Firm Address _____

City _____ State _____ Zip _____
(5 plus 4)

Is this your principal place of business? YES NO

8. Telephone (____) _____ Fax (____) _____ Other (____) _____

E-Mail _____ Personal Web URL _____

Firm Web URL _____

9. List other DBA's _____

10. Home Address _____

City _____ State _____ Zip _____
(5 plus 4)

11. Telephone (____) _____ Fax (____) _____

12. Which do you want as a mailing address? Firm Home

13. I apply as: Designated REALTOR® REALTOR® Appraiser

14. Persons other than principals, partners or corporate officers of real estate firms must remain employed by or affiliated with a Designated REALTOR® to be eligible for REALTOR® membership.

Name of Designated REALTOR® _____

Only Designated REALTOR® Applicants Complete Information Below

15. Please list all licensees and requested information below.

(USE SEPARATE SHEET IF NEEDED)

Name _____ Broker Sales DRE # _____

Name _____ Broker Sales DRE # _____

Name _____ Broker Sales DRE # _____

Name _____ Broker Sales DRE # _____

16. I am a sole proprietor corporate officer general partner non-principal

17. Sole proprietors, general partners or corporate officers must answer these questions.

A. Are you subject to any bankruptcy proceedings? Yes No

B. Have you been adjudged bankrupt within the last three (3) years? Yes No

C. Do you have any record of official sanctions by a court or other lawful authority within the past three (3) years for:

(i) Civil rights law. Yes No

(ii) Real estate licensing laws. Yes No

(iii) Other laws prohibiting unprofessional conduct. Yes No

18. List all other Boards/Associations of REALTORS® in which you are now a member.

19. List all other Boards/Association of REALTORS® to which you have held membership.

20. Which committee(s) would you be interested in working on?

Bylaws Budget & Finance Data Base Education Grievance

Legislative Membership Member Services Professional Standards

Publications

21. Would you be interested in serving on the Board of Directors? Yes No
22. Have you ever been disciplined by any of the above Boards/Associations of REALTORS®.
Yes No If yes, attach copies of discipline please.
23. Have you ever been disciplined by any state Department of Real Estate?
Yes No If yes, attach copies of discipline please.
24. **ARBITRATION AGREEMENT:** I hereby agree for myself and the firm for which I act to binding arbitration of disputes with any member of this Association or any member of CAR in accordance with its rules and regulations or any client covered by the Association rules.
25. **REFUND POLICY:** I understand that my dues are non-refundable. In the event I fail to maintain eligibility for membership for any reason under the NCCAOR bylaws, including but not limited to, discipline by the Association, I understand I will not be entitled to a refund of my dues.
26. **AUTHORIZATION TO RELEASE AND USE INFORMATION AND WAIVER:** I authorize the Association or its representatives to verify any information in this application including that from any Board/Association, any state DRE (or applicable governing agency), current or past broker or business associates. I further authorize any Board/Association in which I have been a member to release all membership and disciplinary records to the Northern California Commercial Association of REALTORS®. I further authorize the Northern California Commercial Association of REALTORS® to use this information in determining future disciplinary sanctions. I waive any clauses of action including, but not limited to, slander, libel or defamation of character resulting from such verification, evaluation or other processing of this application or use of the information gathered by the Association, CAR, NAR, their agents, employees, committees or members.
27. I agree that should I cease to be a REALTOR®, I will discontinue the use of the term REALTOR® in all certificates, signs, seals or any other medium.
28. By becoming a member, I agree to abide by the Constitution, Bylaws, Code of Ethics and any other rule(s) as from time to time is amended by the NATIONAL ASSOCIATION OF REALTORS®, the California Association of REALTORS® and Northern California Commercial Association of REALTORS®.

I certify that the information given in this application is true and correct.

Signed _____ DATE _____
SIGNATURE OF APPLICANT

Signed _____ DATE _____
SIGNATURE OF DESIGNATED REALTOR

REALTOR® ACTION ASSESSMENT & FUND: Explanation and Legal Notice

C.A.R.'s Political Action Committees. C.A.R. sponsors four Political Action Committees (PACs). CREPAC is used to support state and local candidates to further the goals of the real estate industry. CREIEC is an independent expenditure committee that independently advocates for or against candidates in accordance with the interests of the real estate industry. CREPAC/Federal supports candidates for the U.S. Senate and House of Representatives. IMPAC supports local and state ballot measures and other issues that impact real property in California. IMPAC is funded by your dues dollars.

REALTOR® Action Assessment: This mandatory state political assessment may be satisfied in one of two ways: either (1) a voluntary contribution to CREPAC and/or CREIEC and/or other related political purposes or (2) a designation of the funds for political purposes in the C.A.R. general fund. You may include the entire amount on one check and if you do so, \$49 will go into CREPAC and/or CREIEC, or other related political purposes. If you have an assessment that is over \$98 due to your DR nonmember count, then any amount over \$98 contributed to the state PACs (i.e. CREPAC and CREIEC) will go into CREIEC. If you choose not to contribute to a PAC, then the entire assessment of \$49 will be placed in the C.A.R. general fund and used for other political purposes. Contributions from the REALTOR® Action Assessment will be allocated between CREPAC, CREIEC and some may be designated for issues through IMPAC. The allocation formula is subject to change including re-designating a portion to IMPAC. Payment of the assessment is a requirement of maintaining membership.

REALTOR® Action Fund: REALTORS® and REALTOR-ASSOCIATES® may also participate in the REALTOR® Action Fund by including an additional voluntary donation on the same check as your dues and assessment payment. Forty-nine dollars (\$49) is the suggested additional voluntary contribution but you may give more, or less, or nothing at all. No contributor will be favored or disfavored by reason of the amount of his/her contribution or his/her decision not to contribute. Contributions to the REALTOR® Action Fund will be allocated among C.A.R.'s political action committees (CREPAC, CREIEC, and CREPAC/Federal) according to a formula approved by C.A.R. depending on whether it is a personal or corporate contribution. The allocation formula is subject to change including re-designating a portion to IMPAC. Failure to contribute will not affect an individual's membership status in C.A.R.

CORPORATE CONTRIBUTIONS to C.A.R.'s PACs are permissible and may be used for contributions to state or local candidates or for independent expenditures to support or oppose federal, state, or local candidates. However, current C.A.R. practice is to deposit all corporate contributions into either CREPAC, CREIEC or another fund supporting real estate issues. A corporate contribution includes any contribution drawn from a corporate account. Of the first \$93 (not including the REALTOR® Action Assessment), the contribution will be allocated between CREPAC and CREIEC, and then shall be allocated only to CREIEC for any total amounts above \$93.

PERSONAL CONTRIBUTIONS to C.A.R.'s PACs may be used for both state and federal elections and therefore may be deposited into CREPAC/Federal in addition to all other C.A.R. political action committees. Up to \$93 of a REALTOR® Action Fund contribution will be divided into the C.A.R.'s state PACs in an allocation to be determined by C.A.R. Any amount above \$93, up to applicable legal limits, will be allocated to CREPAC/Federal.

If you are a major donor and need specific information regarding your contributions, please contact the CALIFORNIA ASSOCIATION OF REALTORS® Controller's office at (213) 739-8252. Contributions in excess of the contribution limits will be reallocated to another PAC connected with the CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) or refunded to the contributor. Under the Federal Election Campaign Act, an individual may contribute up to \$5,000 in a calendar year to CREPAC/Federal.

Political contributions are not deductible as charitable contributions for federal and state income tax purposes. Failure to contribute to a PAC will not affect an individual's membership status in C.A.R. No contributor will be favored or disfavored by reason of the amount of his/her contribution, or his/her decision not to contribute to a PAC.

C.A.R. HOUSING AFFORDABILITY FUND:

REALTORS® and REALTOR-ASSOCIATES® may make a voluntary tax-deductible, charitable contribution to the C.A.R. Housing Affordability Fund (HAF) on the same check as the dues payment. The HAF is a charitable nonprofit organization whose purpose is to address the statewide housing crisis. It receives contributions from REALTORS® and other individuals as well as businesses and other organizations, and distributes funds through Local Associations of REALTORS® toward programs that increase homeownership and the supply of housing across the state.

HAF is exempt under Section 501(c)(3) of the IRS Code. Contributions to HAF from both individuals and businesses are charitable and tax-deductible to the extent allowed under both federal and state law.

Individual contributions are designated by 'Keys to California' Pins: Bronze (\$100), Silver (\$500), Gold (\$1,000) with an option to renew annually for \$300, and Founder's Circle (\$1,500) with an option to renew annually for \$500. For information about HAF, including major non-cash gifts or corporate sponsorships, visit www.carhaf.org or contact the HAF at 213-739-8200.

YOUR SUBSCRIPTION TO CALIFORNIA REAL ESTATE MAGAZINE IS PAID FOR WITH YOUR DUES AT A RATE OF \$6.00 AND IS NON-DEDUCTIBLE THEREFROM.

The REALTOR® Action Assessment (\$49 of the \$184) will automatically be deposited into CREPAC and/or CREIEC and for other political purposes as your contribution. Those wishing to have their assessment entirely applied for more general political purposes may specify so in writing, and it will be redirected to a different account instead of one of the dedicated California Real Estate Political Action Committees (CREPAC or CREIEC). Designated REALTORS® must pay the \$49 REALTOR® Action Assessment for each licensee of that DR (as shown in the nonmember count), and the payment will be treated in the same manner as the REALTOR® Action Assessment for members.

Make a difference by helping promote REALTOR® interests through the political process and designate an additional \$49 or more to the REALTOR® Action Fund. Forty-nine dollars (\$49) is the suggested additional voluntary contribution but you may give more, or less, or nothing at all. See additional information on the political contribution structure and allocation in the above section of the disclosure.

2012 ESTIMATED PORTION OF YOUR DUES USED FOR LOBBYING THAT ARE NON-DEDUCTIBLE:

N.A.R. 31% \$37.00

C.A.R. 43% \$79.12

Total Non-Deductible Dues Portion \$116.12

Revised 12-23-11