

MEMBERSHIP APPLICATION
Greater Northwoods MLS, INC.
A SERVICE OF THE Northwoods Association of REALTORS®, Inc.

Made this ____ day of _____, 20____ between _____, hereinafter called Member, and the Northwoods Association of REALTORS®, Inc., a Wisconsin Corporation, hereinafter called the Association;

WHEREAS the Greater Northwoods MLS, Inc., a wholly owned subsidiary of the Association, has recommended to the Association that a service be started and a publisher provide services for the MLS and that a contract be entered into between the Association and RealtyServer Systems, Inc. for the express benefit of the Members of the Association; and

WHEREAS the Association has indicated a willingness to enter into such an agreement with RealtyServer Systems, Inc. and provide MLS services;

WHEREAS the Member named herein, and all associates, is/are a REALTOR® (s) in good standing, is one of the agencies desiring use of the MLS and has agreed by his/her subscription herein to support and uphold the concepts of MLS as set forth in this agreement and the separate agreements constituting membership requirements:

NOW THEREFORE IT IS AGREED:

That the Member named herein will abide by the terms of this agreement as follows:

1. **Enrollment Fee:** To pay the initial membership fee of \$1000.00, the receipt of this payment is herein acknowledged. Refund of this fee provided only if the Association fails to perform as specified. No refund is provided for this fee under any other circumstances.
2. **Monthly Fees:** The Member will pay all fees and costs of the MLS as may be determined from time to time by the Board of Directors of the Greater Northwoods MLS, Inc.
3. **The Member will abide** by the Rules, Regulations, Policies, and Bylaws of the Greater Northwoods MLS, Inc., and the Northwoods Association of REALTORS®. Copies of which is hereby provided or available at www.northwoodsrealtors.org and which may from time to time be amended.
4. **Indemnity:** Member hereby agrees to indemnify the Association against any and all liabilities arising out of the contract between the Association, the MLS, and RealtyServer Systems, Inc.
5. **Binding:** This agreement is binding upon the representative and principals of the Member.
6. **Terms:** Pricing may be changed at any time without notice. **Applications good for 45 days from date submitted by potential member.**

Firm Name

Firm Representative & Title

Address

Telephone Number

City, State, Zip

Fax Number

Signature

E-mail

Office Number _____

By: _____
Greater Northwoods MLS, Inc.

THE MLS BYLAWS AND RULES & REGS AND POLICIES & PROCEDURES ARE AVAILABLE ON THE ASSOCIATION WEBSITE:

www.northwoodsrealtors.org

Northwoods Association of REALTORS®, Inc.

New Member Information Sheet

Thank you for joining the Greater Northwoods MLS, Inc. To better serve you, we ask that you complete this information sheet for our records.

Company Name: _____

Company Address: _____

Company Phone: _____ Fax: _____

Firm Representative & Title: _____

Are you currently a member of a Local REALTOR® Board? Yes No

If yes, which one? _____

Please include a letter of good standing from your board with completed application.

The Rules and Regulations of the Greater Northwoods MLS state that each licensed owner, broker or salesperson licensed with the firm shall be required to order one (1) set of MLS services. Please list each individual that falls into one of the above referenced categories. Please complete an agent ID sheet for each licensee. Every broker and licensee is required to attend GNMLS orientation at the Board offices and will be given two opportunities to fulfill this requirement before forfeiting access to the GNMLS data.

Licensee Name

I hereby certify that the above information is true and accurate.

Authorized Signature

Date

PLEASE COMPLETE AN AGENT ID SHEET FOR EACH AGENT IN YOUR OFFICE- IF YOU DESIRE A SEPARATE ID AND PASSWORD FOR ADMINISTRATIVE STAFF PLEASE COMPLETE AN ID FORM FOR THEM AS WELL.

MLS LICENSEE POLICY DISCLOSURE

In accordance with MLS policy, every **Principal Broker** of a firm that belongs to the Greater Northwoods MLS, Inc. is subject to the following dues formula:

The current fee is \$40.00 per month per licensee for service.

This policy means that all individuals **licensed with an MLS firm** will be included in the above stated formula. It doesn't matter if the licensee is working in a capacity other than a real estate agent, or not working at all. If the individual is licensed with an MLS firm, the Broker will be assessed \$40.00 per month for that license. Participating subscribers may be limited to specified joining offices in compliance with NAR Policy Statement 7.42. If any licensees from a non-member office subscribe to or access GNMLS data, the Participant will be billed for all licensees in that office.

If an individual has a real estate license, **but does not have that license under the name of the firm**, that Broker is NOT assessed for that individual. This usually refers to individuals who have "warehoused" or "inactivated" their license.

Periodically the MLS receives "ghost" licensee reports from the Department of Regulation and Licensing. A "ghost" licensee is an individual that is licensed with a member firm, but the Broker of the firm did not notify the Board/MLS the licensee was affiliated with the Broker's office.

When a "ghost" licensee is discovered by the MLS, the Broker of that firm is assessed in an amount equal to the number of months the license has been active with the firm. With respect to MLS policy, "active" means licensed with the firm. It does not have anything to do with how much or what kind of activities the licensee is engaged in while the licensee was active under the member firm.

The policy of assessing the Broker for "back dues" for the "ghost" licensee is in compliance with the policies of the NATIONAL ASSOCIATION OF REALTORS®.

The MLS is asking you affirm your understanding of the dues formula policy by signing this disclosure and returning it to the MLS office. Please keep a copy for your records:

I have read and understand the above stated policy regarding the dues assessment formula for the Greater Northwoods MLS, Inc.

Broker's Signature

Date

Office Name

**GREATER NORTHWOODS MULTIPLE LISTING SERVICE, INC.
OFFICE LISTING DATABASE - INPUT FORM**

Mandatory fields are preceded by *

If a field is unknown, leave it BLANK.

NEW	Office Information
*Office Name:	
*MLS Participant:	
*Designated Broker:	(if other than Participant)
*Office Phone:	
Fax:	
*Address Line 1:	
Address Line 2:	
Address Line 3:	
*State:	
*Zip Code:	
*Email:	
Website:	

Please send all information to:
NWAR/GNMLS, PO Box 377, Woodruff WI 54568
Fax: (888) 399-2118
Email: northwoodsrealtors@gmail.com

**GREATER NORTHWOODS MULTIPLE LISTING SERVICE, INC.
AGENT LISTING DATABASE - INPUT FORM**

Mandatory fields are preceded by *
If a field is unknown, leave it BLANK.

<u>MLS Field</u>	<u>MLS User Information</u>
*Last Name:	
*First Name:	
*Password:	<i>NOTE: Max 8 alpha/numeric characters - no symbols</i>
*License Number:	
*Email Address:	
*Contact Phone:	<i>NOTE: This number will appear under your photo on printouts and can be used for click-to-dial through</i>
Cell Phone:	
Fax:	
*Office Name:	
*Office Address 1:	
Office Address 2:	
*Office City, State:	
Zip Code:	
Website:	<small>EXAMPLE: WWW.HOST.COM</small>
*Managing Broker?:	Yes: <input type="checkbox"/> No: <input type="checkbox"/> <i>Indicate yes only if you will be the managing broker of your firm.</i>
Agent Privileges:	<input type="checkbox"/> I will be entering my own listings <input type="checkbox"/> Staff enters our listings <input type="checkbox"/> I am uncertain as to who will be entering my listings <input type="checkbox"/> I am office staff

I acknowledge that the Agent ID and Passwords that are assigned to me are unique and confidential. I agree that I will not disclose them to any person, nor will I allow another person to access the MLS using my ID and Password. I acknowledge that I agree to the SentiLock terms if using a SentiCard (Appendix A of the Policies and Procedures) and will not share my card.

I hereby grant to GNMLS a non-exclusive, perpetual, world-wide, royalty-free license to use, copy, distribute, display, perform, prepare derivative works of, and license (including sublicenses) all information entered into the GNMLS database, including but not limited to all photographs, images, virtual tours, videos, text copy and all other data formats and those portions of the GNMLS Database relating to Subscriber's listings.

GNMLS hereby grants Subscriber a license to use the GNMLS Software and the GNMLS Database during the term of this Agreement, subject to the permission of Firm Participant and according to the terms of the GNMLS Policies. All other uses are prohibited

MLS Subscriber Signature: _____ Date: _____

Managing Broker Signature: _____ Date: _____

Last Revised: 11/15

**Please send all information to:
NWAR/GNMLS, PO Box 377, Woodruff WI 54568
Fax: (888) 399-2118
Email: northwoodsrealtors@gmail.com**