

The Magnificent
Metro South Association of REALTORS®
AFFILIATE Membership Application Packet Overview



The value of the Affiliate Membership with the Magnificent Metro South Association is enormous! Not only will you have access to programs and services offered through both the State and Local Associations, but you will have many opportunities to network with those you work with consistently. As your Local Association, we assist you with building your clientel through increased contacts and various networking opportunities. Join the Magnificent Metro South Association and just watch your business grows before your eyes.

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Welcome to the Magnificent Metro South Association OF REALTORS®



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Christy Slaton – Association Executive – msar3020@gmail.com

Business Partner Membership Packet

Thank you for your interest in becoming a member and **WELCOME** to the Metro South Association of REALTORS® (MSAR). This packet contains all the forms needed to apply for BUSINESS PARTNER individual membership, which is open to businesses with an interest in the real estate industry. Business Partner members are individuals involved in businesses not primarily involved in the sale or leasing of property, but who have interests in the real estate profession. A firm or company may have multiple Business Partner members.

Please read your application carefully. As an applicant for Business Partner membership in the Metro South Association of REALTORS®, Inc. (MSAR), you agree as a condition of membership that you are engaged in a specialty of the real estate profession other than selling real property, are not associated with a firm engaged in selling real property, and agree, if elected to membership, to abide by the Constitution, Bylaws, and Policies and Procedures of the Local Association, State Association, and the National Association, and Ethics of the National Association REALTORS®.

Once your application is received and processed, you will receive a receipt indicating processing is complete. This receipt will include your NRDS ID# which you will need to register for any event or to renew membership using the on-line payment system via the Association website.

If you need any additional information or have any questions regarding the Membership Process, please don't hesitate to send me an email or feel free to call the office during business hours.

Thank you,

Christy Slaton

Christy Slaton
Association Executive
Metro South Association of REALTORS®



REALTOR® is a registered collective membership mark which may only be used by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and subscribe to its strict codes.

Annual Pro-Rated Affiliate Dues Schedule

An Affiliate Member is an individual who does not hold an active real estate license, but is interested in the real estate industry. An Affiliate membership is for each individual from a company and includes membership in the Georgia Association of REALTORS® as well as the Metro South Association of REALTORS®. The Annual Basic Renewal Affiliate Membership is \$255. The chart below is for membership into the Association..

Month	Georgia Association of REALTORS®	Metro South Association of REALTORS®	Total Base Pro-Rate for Membership (check/MO)	\$25 REALTORS® Political Action Committee Fair Share Investment (Voluntary)	\$5 Debit/CC Processing Fee added when using a card (if paying with a check, do not add the \$5)
January	\$98.00	\$117.75	\$215.75	\$240.75	\$245.75
February	\$89.83	\$117.75	\$207.58	\$232.58	\$237.58
March	\$81.67	\$117.75	\$199.42	\$224.42	\$229.42
April	\$73.50	\$78.00	\$151.50	\$176.50	181.50
May	\$65.33	\$78.00	\$143.33	\$168.33	\$173.33
June	\$57.17	\$78.00	\$135.17	\$160.17	\$165.17
July	\$49.00	\$39.75	\$88.75	\$113.75	\$118.75
August	\$40.83	\$39.75	\$80.08	\$105.08	\$110.08
September	\$32.67	\$39.75	\$72.42	\$97.42	\$102.42
October	\$24.50	No Charge	\$24.50	\$49.50	\$54.50
November	\$16.33	No Charge	\$16.33	\$41.33	\$46.33
December	\$8.17	No Charge	\$8.17	\$33.17	\$38.17

The above dues schedule shows pro-rated amounts for **new Affiliate members only**. The Metro South Association pro-rates quarterly and follows an October—September fiscal year schedule. The Georgia Association prorates monthly and follows a January—December schedule. Therefore, during the last quarter of the current year, new members pay the Georgia Association dues plus the upcoming year renewals.

Renewal Amounts

\$255.00 Annual Renewal

\$260.00 Renewing on-line

\$285.00 Includes the \$25 **Optional** Fair Share REALTORS® Political Action Committee investment

For more information regarding the REALTORS® Political Action Committee Investment, refer to page 4 of this packet.

Magnificent Metro South Association Member Benefits:



Benefits from Two REALTOR® Organizations

Joining the Metro South Association of REALTORS® entitles you to membership in the Georgia Association of REALTORS® (GAR). As well A portion of your membership is split among the two entities giving you benefits at all both entities.



As a member as well as a homeowner, you have a team of legislative experts lobbying for and against legislation that impacts the real estate industry directly which also impacts your business.



Benefits with American Income Life Insurance Company

Membership with the Metro South Association of REALTORS® automatically entitles you to an Accidental Death and Dismemberment benefit in the amount of \$3,000. Members returning the card received will also receive a Health Services Discount Card for the entire family at no cost that provides household discounts up to 60% on Prescriptions, Vision Care/Products, Hearing Care, Chiropractic Care, and Optional Dental Discounts. In addition, Child Safe Kits are available at no cost. These kits help members gather vital data, photos and fingerprints from their children and grandchildren in case of an emergency.



Networking Opportunities

Network with REALTORS® and business affiliates by attending events such as our quarterly luncheons, broker's council meetings, the Young Professionals Network (YPN) events, and of course the Affiliate Trade Show & Expo giving you an opportunity to display your business wares to the REALTORS® directly.



The Metro South Geek Squad!

Tech Helpline Number: 1.888.804.8224

Monday - Friday 9:00 A.M. - 5:00 P.m.

Did you know that as a member of Metro South you have access to your very own "Geek Squad"?

The Metro South Association of REALTORS® continues to provide the Tech Helpline to current members. This member benefit offers support for hardware, software, networking and digital devices. Members can contact the attentive and experienced examiners by phone, fax, email or online chat. These representatives will advise you as a REALTOR® on hardware and software purchasing while fulfilling your real estate needs, all in the comfort of your home or while at the office.



RPAC SUPPORTS THE REALTOR® PARTY

RPAC's mission is to identify candidates for elected office on the local, state and national levels who will work with REALTORS® to promote and protect the American Dream of homeownership. Candidates that receive support from RPAC are not selected based on their political party or ideology, but solely on their support of real estate issues. Our legislative allies are members of the REALTOR® Party. The REALTOR® Party supports the issues that are important to your business as a REALTOR®, regardless of political party affiliation. RPAC uses its financial resources to support candidates for office who both understand and support REALTOR® issues. RPAC looks to build the future by putting dollars in places that will help advance the interests of real estate professionals. A strong, active PAC will assure that REALTORS® have a place at the table and not be on the menu. RPAC is insurance for our industry.

RPAC SAVES YOU MONEY

REALTORS® are business people and know that the best way to do business is to maximize return on investment. So, how does RPAC help a REALTOR®'s business? CONSIDER THIS:

- **National Flood Insurance:** Passage of the 5-year reauthorization will bring certainty to real estate transactions in more than 21,000 communities nationwide where flood insurance is required for a mortgage.
- **Mortgage Cancellation Relief:** This full Senate package will extend the mortgage relief provision for an additional year. The package also includes a relief provision to limit the impact of the Alternative Minimum Tax (AMT) in '12 and '13 and renews the 15-year cost recovery for leasehold improvements through 2013.
- **Short Sales:** NAR-supported legislation was passed in August 2012 that issues new guidelines to enhance and streamline the short sale process. This includes changes such as increased hardship eligibility, a fixed arm's length affidavit, alignment of deficiency waiver policies and improvements to property valuation guidance.

And specifically here in Georgia, RPAC has helped us accomplish numerous legislative victories:

- Passing legislation that allows REALTORS® to engage in short sale transactions that had previously been interpreted by the state Banking Department as illegal.
- Successfully limiting local government's ability to register vacant and foreclosed properties by creating statewide standards that all local governments must follow.
- Protecting REALTORS®' ability to collect and distribute escrow funds.
- Preventing attempts to place a legal duty on real estate agents to provide their client's contact information to code enforcement officers if requested.
- Defeating legislation to mandate a termite inspection prior to closing.
- Passing an \$1,800 statewide homebuyer tax credit.
- Preventing statewide point-of-sale plumbing retrofit mandates.
- Passing legislation to regulate Appraisal Management Companies (AMC's).
- Passing legislation to reform Georgia's property tax assessment and appeals process.
- Preventing local governments from registering residential rental property.
- Preventing cities and counties in Georgia from charging individual agents a business license fee for each jurisdiction in which they conduct business.

That's money back in your pocket and added back to your business' bottom line. Whether you are a broker-owner or a part-time agent, politics directly impacts your profitability. RPAC is an investment; your investment in your business.



Political Advocacy

It has been said that if real estate is your profession, then politics is your business. For more than 80 years, Georgia REALTORS® have successfully advocated to protect private property rights, free enterprise, and the benefits of homeownership in Georgia. Through the Georgia Association political advocacy efforts, GAR serves as the voice of real estate at the state Capitol on issues critical to the business.

RPAC Works

From 2004 to 2012, RPAC raised over \$45 million dollars to support pro-REALTOR® Party candidates running for Congress. The amount of money RPAC spends to support candidates makes it one of the top three trade association PACs in the nation. REALTORS® are a key part of the American Dream: home ownership. But now, more than ever, REALTORS® are facing forces from many directions that threaten their profession. Property tax burdens, lack of available financing and difficulties in short sales transactions are only a few of the issues that somewhere, every day, REALTORS® confront when selling a home. RPAC allows REALTORS® to make sure their concerns about these issues are heard and understood by public officials.

IF NOT YOU, THEN WHO?

REALTORS® must be politically active. If not, who will take on the responsibility of protecting the values and rights we hold dear? Be assured that someone will – someone who may not value wise business planning and could threaten property owners and their rights. If REALTORS® do not speak out, get involved and help shape the discussion, someone else will. No one knows a community better than a REALTOR®. REALTORS® know the lay of the land, the families, the best schools, the neighborhoods and the leaders of any given area. REALTORS® work in every city, county and community in the nation. REALTORS® are on the front line as defenders of real estate issues. RPAC is the only political group in the country organized for REALTORS® and run by REALTORS®. RPAC exists solely to further issues important to REALTORS®.

HOW ARE RPAC INVESTMENTS USED?

100% of your RPAC investment is used to elect pro-REALTOR® candidates: 70% remains in Georgia to be used in state and local elections. 30% of your investment will be forwarded to National RPAC to fund key U.S. House and Senate races. RPAC is neither a Republican nor a Democratic organization. Your investment to RPAC is a vote for a pro-REALTOR® Congress, General Assembly and local delegation, regardless of political party.

METRO SOUTH ASSOCIATION OF REALTORS®
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AFFILIATE MEMBERSHIP APPLICATION

All parts of this application must be filled out before application can be processed.

 AFFILIATE MEMBER - Individuals who, while not engaged in the real estate profession, have interest regarding information concerning the real estate field and are in sympathy with the objectives of the Board.

 INSTITUTE AFFILIATE - Individuals engaged exclusively in a specialty of the real estate profession other than brokerage of Real Property who are not associated with a firm engaged in brokerage of real property and who wish to obtain membership in an Institute, Society or Council of the **NATIONAL ASSOCIATION OF REALTORS®**.

TO: Board of Directors: Metro South Association of REALTORS®

I hereby apply for membership in the **Metro South Association of REALTORS®** as noted above. I am enclosing my payment in the sum of \$ _____, which is to be returned to me in the event of non-acceptance. In the event of acceptance, I agree to abide by the Constitution, Bylaws and Rules and Regulations and the Code of Ethics of the **NATIONAL ASSOCIATION OF REALTORS®**. I irrevocably waive all claims against the Board or any of its officers, directors, or members for any act in connection with the business of the Board, and particularly as to its (or their) acts in accepting or failing to accept, advancing, suspending, expelling, or otherwise disciplining me as an applicant or as a member.

Last Name: _____ First Name: _____

Firm Name: _____

Firm Address: _____ City, State, ZIP _____

Firm Phone # () _____ Fax# () _____ Cell Phone # () _____

Email: _____

Company Website: _____

Do you now, or have you ever, held a real estate sales or broker's license in Georgia?

If yes, please note the following:

 License is held by the Georgia Real Estate Commission.

 License is held by Broker. Broker Name: _____

Are you presently a member of another Board? Yes No

If so, please name the Board and the type of membership you hold:

How long have you been active in your profession as an:

 Appraiser **Attorney** **Banker**

 Mortgage Banker **Insurer** **Public Service Company** **Other/# of Years** _____

Reference: _____ Date: _____

Signature of Applicant _____

Payment Information: Check/Money Order (must accompany application)

Debit/Credit Card: Visa MC AMX DISC (Check One)

Card # _____ Exp. Date _____

NOTE: A \$5 processing fee will be added to Pro-rated amount when using a debit/credit card