



NEW OFFICE APPLICATION
OFFICE INFORMATION: (\$1500.00 Initial Participation Fee for New Office)

Business/Corporation Name: _____

Business Owner: _____

OFFICE NAME (fictitious name as registered with MREC):

OFFICE ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

OFFICE PHONE: _____ FAX: _____

OFFICE WEBSITE: _____

PARTICIPANT (DESIGNATED REALTOR®)

NAME: _____

HOME ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

Date of Birth: _____

HOME PHONE: _____ CELL PHONE: _____

E-MAIL: _____

NRDS #: _____ MO R/E LICENSE #: _____

Cooperating Supra Key #: _____ Pin Code: _____

SECONDARY BOARD MEMBERSHIP (Choose One)

_____ Secondary Board & MLS Membership

_____ MLS Only Membership

Signature of Designated REALTOR®

Date



This will serve as written notice that I have received a copy of the Lake of the Ozarks Board of Realtors® Multiple Listing Service Rules & Regulations and agree to comply with the same.

I understand the confidentiality of MLS information and that such information is for the exclusive use of Participants and licensed sales associates, licensed assistants, and licensed or certified appraisers affiliated with the Participant, who purchase the services.

I understand that any unauthorized use of the MLS services of the Lake of the Ozarks Board of Realtors® MLS by anyone associated with my office will result in a fine of \$1000.00. A second offense within a three-year period will result in an additional \$1000.00 fine and expulsion from any further participation in the MLS for up to three years.

Office Name: _____

Name of Designated REALTOR®: _____

Signature of DR

Date

Authorized Users:



Multiple Listing Service Waiver

As established in MLS Policy Statement 7.43, Waivers for MLS Fees, Dues, and Charges, the individual(s) named on this form shall be exempt from payment of the MLS Subscription Fees, provided such Waiver Applicant(s) continuously satisfies the following:

1. Waiver Applicant(s) already subscribes to a different MLS where their principal broker is an MLS Participant.
2. Waiver Applicant(s) does not, and will not, use the MLS services and content, including, but not limited to:
 - a. Accessing current listing data, comp and statistical information/reports, and MLS data feeds
 - b. Using MLS products and services available only to authorized MLS Subscribers

I certify that the Waiver Applicant(s) named herein is/are affiliated with me and meet(s) the above requirements, and therefore is/are eligible for a waiver of MLS Subscription Fee(s).

I understand that I will need to supply an additional signed Application Form for any future Waiver Applicant(s).

Further, I agree to notify the MLS within 5 calendar days if any waiver recipient becomes ineligible for a waiver. Simultaneously with such notice to the MLS, I will either (I) sever the agent from this office, or (ii) inform the agent that he/she must subscribe to the MLS within 3 business days of the notification. Such affirmative notice, and the subsequent completion of (I) or (ii) above, shall not constitute a breach of this agreement and shall not incur the penalties described below.

Penalties: I understand that any violation of the conditions herein will result in automatic revocation of the waiver from the individual recipient. I agree to pay MLS Subscription Fees, retroactive to the beginning of the current billing year or the date of this Application Form (whichever is less), plus a \$1000.00 non-compliance fee for each waiver recipient that has his or her waiver revoked, within 10 calendar days after the waiver recipient becomes ineligible for this waiver. I acknowledge that non-payment of the amounts owed, by the due date, as indicated on the associated MLS invoice, will result in the **MLS access for myself and all subscribers associated under my participation being suspended** until all fees have been paid.

Additional Waiver Criteria:

1. Waiver Applicant is NOT a listing agent for any active listing filed with the MLS.
2. Waiver Applicant does NOT possess, control, or use the MLS's lockboxes, including keys to enter, view, or show property that is listed in the MLS.
3. MLS Participant/Principal Broker agrees not to place, or allow any other person in the brokerage to place, any listings in Lake of the Ozarks Multiple Listing Service on behalf of the Waiver Applicant.
4. MLS Participant/Principal Broker must verify waiver recipient(s) subscription to a different MLS. Verification can include, but is not limited to: 1) invoices, 2) receipts, 3) letters of good standing, or 4) any other documentation that can demonstrate that subscription is held in another MLS.

Signature of MLS Participant/Designated Broker

Date

Printed Name of MLS Participant/Designated Broker

Printed Company Name



Re: Acknowledgment of Financial Responsibility for Agent Dues

I hereby acknowledge and accept the financial responsibility outlined in accordance with the policies of the Lake of the Ozark Board of REALTORS (LOBR). As the Designated Broker, I understand and agree that in the event any active agent affiliated with my office fails to fulfill their dues payment obligations, as stipulated by LOBR Bylaws, the financial responsibility for such outstanding dues will be transferred to me.

Upon the transfer of financial responsibility, I commit to promptly remit the due amount to LOBR in accordance with the terms specified in the notice received. I understand that failure to comply with this financial obligation may result in the suspension of MLS membership for the respective agent and the deactivation and removal of all other agents under my brokerage, along with the removal of their listings from LOBR's system.

I acknowledge the importance of ensuring timely dues payment to avoid any disruptions to the MLS membership and associated privileges of agents within my brokerage.

This acknowledgment is made voluntarily and with full understanding of the implications involved.

Signed

Date