2026 LOBR MEMBERSHIP DRIVE - OFFER TERMS

The Lake of the Ozarks Board of REALTORS® ("LOBR") membership-drive offer is available October 1-10, 2026, to eligible Missouri real estate licensees who are REALTOR® members in good standing. Applicants must satisfy all applicable eligibility requirements and submit a complete application during the promotional period. Membership and MLS participation remain subject to application review and approval under LOBR's bylaws, Lake Area MLS rules and regulations, National Association of REALTORS® requirements, and applicable law.

For approved applicants, the specifically advertised LOBR new-office fees, new-agent fees, primary or secondary local dues, and Lake Area MLS dues or fees are waived for the promotional enrollment period. Charges imposed by the National Association of REALTORS®, Missouri REALTORS®, Supra, governmental entities, payment processors, or other third parties are not waived unless LOBR expressly states otherwise in writing.

Regular quarterly billing begins with the quarter due January 1, 2027. The first invoice will be issued December 1, 2026. Current quarterly rates are:

Quarterly rate beginning January 1, 2027	Amount
Primary or secondary LOBR membership	$215.00
Lake Area MLS-only participation	$161.50
Supra eKEY without an approved cooperative key	$57.00

Applicable dues and fees may be changed prospectively as permitted by LOBR's governing documents and upon any notice required by those documents or applicable law.

Membership is not a long-term commitment. A member may resign at any time by providing written notice and completing LOBR's resignation procedures. Resignation does not eliminate charges incurred before its effective date, outstanding balances, nonrefundable third-party charges, or other obligations that survive under applicable governing documents.

This offer has no cash value, is nontransferable, cannot be combined with another promotion unless authorized by LOBR, and may be corrected, suspended, or withdrawn if required by law, governing documents, or circumstances beyond LOBR's reasonable control. Submission of an application does not guarantee approval.

Complete eligibility requirements, rules, regulations and application details are available at lobr.net on the "Become a Member" page.

LAKE OF THE OZARKS BOARD OF REALTORS®

2026 MEMBERSHIP DRIVE TERMS, DISCLOSURES AND APPLICANT ACKNOWLEDGEMENT

Effective for applications submitted October 1-10, 2026

These Terms, Disclosures and Applicant Acknowledgement ("Terms") are part of the application for membership in the Lake of the Ozarks Board of REALTORS® ("LOBR") or participation in the Lake Area Multiple Listing Service ("Lake Area MLS"). The applicant must read and electronically accept these Terms before the application can be completed.

Requested category

The applicant is requesting consideration for one of the following categories:

☐ Primary LOBR membership

☐ Secondary LOBR membership

☐ Lake Area MLS-only participation

Selection of a category does not establish eligibility or require LOBR to approve the application. LOBR will determine the appropriate category under its governing documents.

MLS-only participation does not, by itself, confer REALTOR® membership through LOBR or any rights reserved for LOBR members.

Applicant eligibility

At the time of application and approval, the applicant must:

- Hold an active Missouri real estate license in good standing;
- Be a REALTOR® member in good standing with the National Association of REALTORS® and all applicable state or local associations;
- Be affiliated with an eligible real estate office or qualifying participant when required;
- Provide complete, truthful and current application information;
- Satisfy all applicable LOBR and Lake Area MLS eligibility requirements; and
- Have no unresolved obligation that disqualifies the applicant under applicable bylaws, rules, policies or law.

The applicant authorizes LOBR to verify licensing, REALTOR® membership, association standing, office affiliation, disciplinary history, MLS status and other eligibility information with the Missouri Real Estate Commission, National Association of REALTORS®, Missouri REALTORS®, other REALTOR® associations, MLS organizations, the applicant's broker, Supra and other appropriate sources.

The applicant must promptly notify LOBR if any information provided in the application changes or becomes inaccurate.

Promotional period and application approval

The promotional offer begins at 12:00 a.m. Central Time on October 1, 2026, and ends at 11:59 p.m. Central Time on October 10, 2026.

To qualify, the applicant must submit a complete application and electronically accept these Terms during that period. An incomplete, inaccurate or unverifiable application may be considered ineligible.

All applications are subject to review. LOBR may approve, condition, defer or deny an application as permitted by its governing documents and applicable law. Submission of an application, receipt of a confirmation, or temporary system access does not constitute final approval.

Promotional fee waiver

For an approved qualifying applicant, LOBR will waive the following charges associated with promotional enrollment:

- LOBR new-office fees;
- LOBR new-agent fees;
- Primary or secondary LOBR local dues otherwise payable for the promotional enrollment period; and
- Lake Area MLS dues or fees otherwise payable for the promotional enrollment period.

Only the charges expressly identified above are waived. The promotion does not waive National Association of REALTORS® dues, Missouri REALTORS® dues, special assessments, voluntary contributions, taxes, payment-processing charges, equipment charges, replacement charges, late charges, reinstatement charges, or third-party fees unless LOBR expressly confirms the waiver in writing.

The offer has no cash value, is nontransferable, and cannot be applied as a credit against prior balances or combined with another promotion unless LOBR authorizes it in writing.

Quarterly dues and first invoice

LOBR and Lake Area MLS bill regular dues quarterly.

The first regular quarterly invoice following the promotional enrollment period will be issued December 1, 2026, and will be due January 1, 2027.

Rates for the quarter beginning January 1, 2027, are:

- Primary or secondary LOBR membership: $215.00 per quarter;
- Lake Area MLS-only participation: $161.50 per quarter; and
- Supra eKEY service: $57.00 per quarter when the participant does not maintain an approved cooperative key.

A Supra eKEY charge may apply to any eligible subscriber who does not maintain an approved cooperative key. Equipment, activation, replacement, reactivation or other third-party Supra charges may be additional when applicable.

The applicant understands that dues, subscription charges and other fees may be changed prospectively in accordance with LOBR's governing documents. LOBR will provide any notice required by those documents or applicable law.

Continuing membership and resignation

Membership or MLS participation will continue on a quarter-to-quarter basis until the member resigns or access is otherwise terminated, suspended or discontinued under applicable governing documents.

There is no obligation to maintain membership for a fixed contractual term. A member may resign at any time by submitting written notice and completing LOBR's applicable resignation or termination procedures.

Unless LOBR's governing documents or applicable law provide otherwise:

- Resignation is effective when processed by LOBR;
- Resignation does not eliminate charges incurred before its effective date;
- Outstanding balances remain payable;
- Previously paid dues and third-party charges are not prorated or refunded;
- MLS, Supra and member benefits may terminate when resignation becomes effective; and
- Reapplication may be subject to the fees and requirements then in effect.

Governing documents and membership duties

If approved, the applicant agrees to comply with all applicable documents and requirements, as amended from time to time, including:

- LOBR's articles, bylaws, policies and procedures;
- Lake Area MLS rules, regulations, policies and data-license requirements;
- The National Association of REALTORS® Code of Ethics and Standards of Practice;
- Applicable professional-standards, ethics, mediation and arbitration procedures;
- Missouri REALTORS® and National Association of REALTORS® requirements;
- Supra agreements, security requirements and usage restrictions; and
- Applicable federal, Missouri and local law.

If these Terms conflict with a controlling bylaw, MLS rule, NAR requirement or applicable law, the controlling provision will govern.

The applicant understands that violations may result in fines, charges, suspension, termination, disciplinary proceedings or other remedies authorized by the applicable governing documents.

Account and system security

The applicant is responsible for safeguarding MLS, Supra and other account credentials. Credentials, keys, data and system access may not be shared or used by an unauthorized person.

The applicant is responsible for activity conducted through the applicant's account except to the extent caused by LOBR's own systems or personnel. Suspected loss, compromise or unauthorized access must be reported to LOBR immediately.

Accuracy of information and applicant responsibility

The applicant certifies that all information submitted is true, complete and accurate. A material omission, misrepresentation, altered document or false certification may result in denial, suspension or termination and may be referred to an appropriate association, regulator or law-enforcement authority when warranted.

To the extent permitted by law, the applicant is responsible for losses, claims or expenses resulting from the applicant's intentional misrepresentation, unlawful conduct or unauthorized misuse of LOBR, MLS or Supra systems.

No guarantee of business results or uninterrupted service

Membership and MLS participation do not guarantee listings, commissions, referrals, transactions, income, business opportunities, market access or any particular professional result.

LOBR does not warrant that MLS, Supra, website or other technology services will be uninterrupted or error-free. Temporary interruptions may occur because of maintenance, third-party systems, security concerns, emergencies or circumstances beyond LOBR's reasonable control.

Nothing in these Terms excludes liability that cannot lawfully be excluded or limits responsibility for LOBR's gross negligence or willful misconduct.

Information use and communications

The applicant authorizes LOBR to collect, use, retain and disclose application and membership information as reasonably necessary to:

- Evaluate and administer the application;
- Establish and maintain membership, MLS and Supra services;
- Verify licensing and association standing;
- Process invoices and payments;
- Enforce governing documents;
- Meet legal, regulatory, audit and recordkeeping obligations; and
- Communicate with the applicant about membership, billing, education, compliance and association business.

Information may be shared for these purposes with NAR, Missouri REALTORS®, other REALTOR® associations, Lake Area MLS, Supra, payment processors, technology providers, the applicant's broker, regulators and professional-standards bodies, subject to applicable law and LOBR policies.

The applicant consents to receive transactional and membership communications electronically. Marketing communications will be governed by applicable law and available opt-out rights.

Electronic records and signature

The applicant consents to completing this transaction electronically and agrees that:

- Electronic records, checkbox acceptance and electronic signatures may be used;
- The applicant has reviewed these Terms and can download or print a copy;
- Typing the applicant's name, checking the acceptance box and selecting "Submit Application" constitute the applicant's electronic signature;
- The electronic signature is intended to have the same force and effect as a handwritten signature; and
- LOBR may retain the application, acceptance record, date and time, internet-protocol address, document version and related verification records.

The applicant may request a paper copy from LOBR. A request for a paper copy does not invalidate a previously completed electronic transaction.

Changes, correction and withdrawal of promotion

LOBR may correct a typographical, technical or administrative error in promotional materials or these Terms. LOBR may suspend, modify or withdraw the promotion when reasonably necessary to comply with law, controlling governing documents, fraud-prevention requirements or circumstances beyond LOBR's reasonable control.

Any change will not retroactively remove a benefit already earned by an approved applicant unless required by law or necessary to correct fraud or a material applicant misrepresentation.

Governing law, dispute procedures and severability

These Terms are governed by Missouri law, without regard to conflict-of-law principles.

Any ethics, arbitration, mediation, MLS or membership dispute procedure required by controlling governing documents will apply. For a dispute not subject to such a procedure, venue will lie in the Missouri county where LOBR maintains its principal office, to the extent permitted by law.

If any provision is found unenforceable, the remaining provisions will continue in effect. LOBR's failure to enforce a provision on one occasion does not waive future enforcement.

Entire acknowledgement

These Terms, the application, applicable rate disclosures, and the governing documents incorporated above constitute the applicant's acknowledgement concerning the promotional enrollment offer.

An oral statement or informal communication does not modify these Terms. A modification must be authorized by LOBR in writing, except for amendments to governing documents adopted through their established procedures.

MANDATORY APPLICANT ACKNOWLEDGEMENTS

The application should require the applicant to affirm each statement:

- ☐ I certify that I hold an active Missouri real estate license in good standing and am a REALTOR® member in good standing.
- ☐ I certify that the information in my application is complete, true and accurate, and I authorize LOBR to verify it.
- ☐ I understand that my application is subject to review and that submission does not guarantee approval.
- ☐ I understand the promotional fee waiver and which charges are and are not included.
- ☐ I understand that my first regular quarterly invoice will be issued December 1, 2026, and will be due January 1, 2027.
- ☐ I understand the applicable quarterly charges: $215.00 for primary or secondary membership, $161.50 for Lake Area MLS-only participation, and $57.00 for Supra eKEY service when I do not maintain an approved cooperative key.
- ☐ I understand that I may resign at any time, but I remain responsible for charges incurred before the effective date of my resignation and for any surviving obligations.
- ☐ I agree to comply with LOBR's bylaws, Lake Area MLS rules and regulations, the REALTOR® Code of Ethics, and other applicable governing documents.
- ☐ I consent to electronic records and signatures and agree that checking the final acceptance box and submitting my application constitutes my electronic signature.

FINAL REQUIRED ACCEPTANCE

☐ I HAVE READ, UNDERSTAND AND AGREE TO THE 2026 LOBR MEMBERSHIP DRIVE TERMS, DISCLOSURES AND APPLICANT ACKNOWLEDGEMENT.

Applicant's full legal name: _____

Missouri real estate license number: _____

REALTOR® NRDS/M1 number: _____

Electronic signature: _____

Date: _____ **Time:** _____

Document version: _____

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 REAL ESTATE LICENSE NUMBER 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:

_____

_____

_____

_____

_____

_____

LAKE OF THE OZARKS BOARD OF REALTORS®

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

Waiver Applicant(s) (These are agents affiliated with the Office that are NOT joining LOBR's MLS at this time.
(attach additional sheets if needed)

The MLS Participant/Designated Broker hereby acknowledges the Waiver Applicant(s) below have been informed that any change to their waiver eligibility as defined herein must be communicated immediately to the Participant. Waiver Applicant(s) further acknowledges that non-compliance with the terms of the Application Form and its notification provisions will result in the Participant incurring Subscriber Fees and a non-compliance fee. Participant certifies that the following real estate and appraiser licensees meet all the requirements for receiving an MLS Subscription Fee waiver as described herein:

Applicant Name	Real Estate License #	Name of Other MLS	Date of Application