



New York State Commercial Association of REALTORS® , Inc.

"Bringing Commercial Real Estate Practitioners Together"

Application for Membership

For the year 2017

(Includes Greater Syracuse Area Chapter Dues)

Directions: Please fill out the form completely and return to the New York State Commercial Association of REALTORS®, Inc., 130 Washington Avenue, Albany, NY 12210-2220

Schedule of Fees:

Please see the backside of this application form for a complete schedule of membership fees.

Types of Membership

Primary
NYSCAR, State and Nat'l dues paid through this board

Secondary
I pay state and national dues through another local board.

If secondary, please indicate the name of your primary board:

Affiliate (does not hold real estate/appraiser license)
(title company, lender, attorney, etc.)

** All new REALTOR members are required to complete a minimum of 2 ½ hours of the Code of Ethics Training (this does not apply to affiliate and institute affiliate members). This may be taken either on-line @ <http://www.realtor.org> (you will receive your NRDS # once you are a member with NYSCAR) or at various locations throughout NY State.

Information about you *(please print or type)*

Licensed as broker salesperson appraiser

License # _____ OR affiliate-not licensed

Affiliate-type of business _____

Last name _____

First name _____

Home address _____

City _____ State _____ Zip _____

Home phone _____ Fax _____

E-mail address _____

Information about your firm

Firm name _____

Street address _____

City _____ State _____ Zip _____

Firm telephone _____ Firm fax _____

Preferred mailing address: home work

Area of specialty *(please check all that apply)*

appraisal research sales/leasing exchanging
 investment finance industrial counseling/consulting
 buyer/tenant representation management/development

Other: _____

Referred by: _____

(Please print the member's name that referred you)

Conditions of membership and required signatures

I hereby apply for membership in the New York State Commercial Association of REALTORS® and enclose my dues payment, which I understand will be returned to me in the event I am not elected into membership. In the event my application is approved, I agree as a condition of membership to familiarize and abide with the Code of Ethics of the National Association of REALTORS®, including the duty to arbitrate business disputes in accordance with the Code of Ethics and Arbitration Manual of the Association, and the Constitution, Bylaws of the New York State Commercial Association of REALTORS®, the State Association and the National Association. Membership in NYSCAR includes a limited license to use the NYSCAR logo and NYSCAR forms, with such use limited to the period of membership in good standing.

Applicant Signature: _____

This Section for Primary Members Only...

If your firms' designated REALTOR® is not a member of the Association, a designated REALTOR® (principal, partner, corporate officer, branch manager) must be appointed to be responsible for the activities and financial obligations of NYSCAR members.

If you are joining as a primary member, please indicate the name of your designated REALTOR® who is a member of NYSCAR _____

Applicant is a real estate licensee affiliated with the firm named above.

Principal Broker Signature: _____

Printed Name of Principal Broker: _____

<u>Primary Membership</u>		<u>Secondary Membership</u>		<u>Affiliate</u>	
NYSCAR Dues	\$150.00	NYSCAR Dues	\$150.00	NYSCAR Dues	\$150.00
Greater Syracuse Chapter Dues	50.00		50.00		150.00
National Dues (NAR)	120.00				
*NAR Special Assessment	35.00				
State Dues (NYSAR)	92.00				
NYSAR Assessment	8.00				
**Voluntary RPAC Contribution	<u>30.00</u>				
Total	\$485.00	Total	\$230.00		\$330.00

Call for prorated dues amounts.

Payment

Enclosed is my check payable to "NYSCAR" in the amount of \$ _____ for this year's dues* OR please charge my MC Visa Amex Discover Card # _____ exp. _____ CVV _____

Signature _____

Please return to: NYS Commercial Association of REALTORS®, Inc., 130 Washington Avenue, Albany, NY 12210-2220
 Phone (518) 463-0300 x507, Fax (518) 462-5474, www.nyscar.org

By making your dues payment, you acknowledge the REALTOR® membership duties to which you agreed when you accepted membership, including your duty to arbitrate disputes as provided in the Code of Ethics of the National Association of REALTORS® and in the governing documents of the NYS Commercial Association of REALTORS®.

Under the 1993 Federal Tax Reform Act, individuals who belong to a not-for-profit Association may not deduct for income tax purposes the portion of their membership dues that is spent on federal or state lobbying activities. Further, membership dues are not deductible as charitable contributions, but may be deductible as an ordinary and necessary business expense subject to restrictions imposed as a result of association lobbying activities.

For 2017 dues of \$120 per member, NAR computes 42 percent or \$50 to be nondeductible for the member's income tax due to NAR lobbying efforts. Note that the entire \$35 assessment related to public awareness qualifies as fully deductible.

For 2017 dues of \$100 per member, NYSAR computes \$20 to be nondeductible for the member's income tax due to NYSAR lobbying efforts.

*Primary members: Your 2017 primary dues bill includes a \$35.00 mandatory assessment by the National Association of REALTORS® (NAR) of all REALTOR® and REALTOR®-Associate members to fund a nationwide public awareness campaign that includes TV network and cable ads highlighting the value a REALTOR® brings to a transaction and stressing the importance of using a REALTOR®.

**Contributions are not deductible for income tax purposes. Contributions to RPAC are voluntary and are used for political purposes. You may contribute more or less than the suggested amount. You may refuse to contribute without reprisal and the National Association of REALTORS® or any of its state associations or local boards will not favor or disfavor any member because of the amount contributed. 70% of each contribution is used by your state PAC to support state and local political candidates. Until your state PAC reaches its RPAC goal 30% is sent to National RPAC to support federal candidates and is charged against your limits under 2 U.S.C. 441a; after the state PAC reaches its RPAC goal it may elect to retain your entire contribution for use in supporting state and local candidates."