



CAPITAL AREA REALTORS®
 EGYPTIAN BOARD OF REALTORS®
 PEORIA AREA ASSOCIATION OF REALTORS®
 QUAD CITY AREA REALTORS®

APPLICATION FOR GENERAL RMLS WAIVER

SEE REVERSE FOR EXPLANATION OF MLS WAIVER AND PROCEDURES

The REALTOR® Participant of the Service shall be exempt from payment of Multiple Listing Service fees for any individual employed by or affiliated as an independent contractor with the Participant who does not actually have access to and use of the Service or who is deployed in the armed forces (qualifies for Association dues waiver), upon approval of this application.

Such exemption is requested to be in effect until _____ 20____.

The exemption, if recommended by the RMLS Council, shall be effective when approved. The exemption for any individual shall automatically be revoked upon the individual's utilization of the Service in any manner.

The reason for this request of waiver is as follows: (EXPLAIN THOROUGHLY, USE ATTACHMENT, IF NECESSARY)

(USE SEPARATE SHEET IF MORE SPACE IS NEEDED)

CERTIFICATION OF INDIVIDUAL AFFILIATED WITH REALTOR® PARTICIPANT IN THE RMLS

I, _____, holder of License Number _____

Affiliated with _____

- Do not use the Multiple Listing Service in any way at any time, except as indicated in #4, and understand that if I should utilize the Multiple Listing Service at any time, the Participant with whom I am affiliated is obligated to pay an additional service fee as approved by the Board of Directors. I understand and agree that I will not benefit, either directly or indirectly from the RMLS services, including the receipt of compensation, referral fee, commission, bonus, gifts, solicitation, or listing/selling/leasing, or in any manner or form receive compensation.
- Actively deployed in the armed forces. (above applies)

SIGNATURE OF INDIVIDUAL

TYPED NAME OF INDIVIDUAL

DATE

CERTIFICATION BY REALTOR® PARTICIPANT OF THE RMLS AS TO INDIVIDUALS CERTIFICATION

I agree that if _____, utilizes the Multiple Listing Service in any way or is no longer actively deployed in the armed forces during the waived period, including direct or indirect benefits as defined within the guidelines, I will notify the Service and pay the required fee of the Multiple Listing Service.

SIGNATURE OF MLS PARTICIPANT

TYPED NAME OF MLS PARTICIPANT

DATE

EXPLANATION OF MLS WAIVER

The RMLS Waiver is designed to provide a vehicle to serve the needs of the membership of the RMLS, when that need is legitimate in relation to the exemption from payment of the RMLS service fee.

Under the program, the RMLS Participant is billed by the Association at an established dollar amount for each licensed real estate person assigned to his/her office.

If the RMLS Participant has an affiliated salesperson who does not use the Service in any manner prescribed below and will certify to this non-usage, or any REALTOR® who actively deployed in the armed forces, the waiver form could then be completed and submitted to the RMLS Council for consideration.

The waiver will be for a specified period of time and will contain the reason for the request. Any violation of the waiver shall invalidate same and all fees would be due retroactive to original date of this waiver. Non-payment of the retroactive fees could result in suspension of MLS services to the REALTOR® Participant.

The following guidelines should be carefully considered prior to the submission of any waiver request to the RMLS Council for approval recommendations:

1. Does the licensee use or have access to any comparative sales or current market data available through the RMLS? (*The RMLS Council will presume that if a person is licensed to an office, he/she has access to RMLS*)
2. Does the licensee or Participant benefit either directly or indirectly? Benefitting for purposes of the waiver shall mean receiving compensation, referral fee, commission, bonus, gifts, solicitation, listing, selling or in any manner or form receiving compensation. This is meant to include all of the above, but is not limited to those listed above, on properties covered by the Service.
3. Does the licensee have access to any information through or by the RMLS Alliance that could be used to enhance his/her ability to list, sell, appraise or refer a listing, sale or appraisal which could result in a fee or commission to said licensee? Does the licensee list or sell properties of any type; does that name appear in firm's newspaper advertising? Listing properties filed with the Service, and/or selling or attempting to sell properties filed with the Service, will result in revocation of the waiver and application of the penalties established.
4. The only exceptions to the above would be where the RMLS Participant can fully document that a person licensed with his firm is engaged in an activity of the firm other than the listing, selling and/or appraisal of real estate. (i.e. - Secretary, Controller, Property Manager, Closing Officer, Officer of firm where license is required by law, etc.)
5. Is the licensee actively deployed in the armed forces? Proper documentation indicating military status is required.
6. Extenuating Medical. Requests for waiver of MLS fees due to inability to work for medical reasons may be considered by the RMLS under the following conditions: (a) The request shall be submitted in writing and signed by the individual and their managing or sponsoring broker or MLS Participant. (b) The request shall include a description of the hardship created and the reason as to why the waiver is being sought. (c) The request shall also outline the time-period for which the request is made. A request for waiver of MLS fees may be granted at the discretion of the Council for up to a three-month period of time. Should the illness continue, subsequent waiver requests may be made in increments of three-months. During said time of waiver, the individual's services will be suspended. The above criteria shall be considered in the granting of a waiver of fees, however, there is no guarantee that a waiver or continuation of a waiver will be granted. The discretion to authorize said waiver, under this section, shall rest solely with the Council.

The above guidelines will be carefully considered by the RMLS Council in processing all waiver requests. The full responsibility and burden of proof required for the approval of a waiver shall rest on the REALTOR® Participant (Broker-Owner).

Procedure:

1. **Complete "APPLICATION FOR RMLS WAIVER" form and submit to RMLS Council through the Association office.**
2. **RMLS Council will review application at next.**
3. **RMLS Council will make final decision and notify the RMLS Participant.**