



AFFILIATE MEMBERSHIP APPLICATION

Affiliate members are individuals who, while not engaged in the real estate profession, have interests concerning real estate that align with the objectives of the REALTOR® organization.

Complete and return to one of the following:

Email to: Linda McGloin Linda@OmahaRealtors.com and Patty Colombe Patty@OmahaRealtors.com

Fax to: 402-619-5559

Drop off or Mail to: Omaha Area Board of REALTORS® | 11830 Nicholas Street | Omaha, NE 68154

I HEREBY MAKE APPLICATION FOR MEMBERSHIP IN THE OMAHA AREA BOARD OF REALTORS® FOR:

eKey Only Affiliate Membership

Full Affiliate Membership without eKey

Full Affiliate Membership with eKey

Name:

Home Street Address:

Home City, State, Zip:

Cell Phone:

Date of Birth:

Personal Email Address:

Business Name:

Business Owner:

Business Description:

Business Street Address:

Business City, State, Zip:

Business Email Address:

Business Web Address:

Office Phone:

Office Fax:

BUSINESS RELATIONSHIP

What is your relationship to the business listed above?

Owner Partner Employee Other

If other, provide details:

REFERENCES

List at least two active, licensed real estate agents (from two separate companies) who are members of the Omaha Area Board of REALTORS® who can be contacted regarding your application:

OTHER MEMBERSHIPS

Do you currently hold membership, or have you ever held membership in OABR or any other REALTOR® organization or Multiple Listing Service organization? Yes No

If yes,
Name of Organization(s):
Type of Membership(s):
Dates of Membership(s):

DISCIPLINARY ACTIONS

Have you ever been suspended or terminated from this Board or any other? Yes No

If yes, give details:

Have you ever been convicted of a felony? Yes No

If yes, give details:

DECLARATIONS

I certify that the information furnished by me in this application is true and correct, and I agree that failure to provide complete and accurate information as requested, or any misstatement of fact, shall be grounds for revocation of my membership if granted.

I certify that the business listed above does not engage in any activity that requires a Nebraska Real Estate License or Appraisal License.

I understand Affiliate membership does not include membership in the National Association of REALTORS®, or the Nebraska REALTORS® Association, and does not include the right to use the term REALTOR®.

I understand fees, dues, and assessments must accompany this application and I agree to pay the established fees of the OABR as long as I remain a member.

I understand my membership in OABR is subject to investigation, verification, and approval of my application.

AGREEMENT TO CONDITIONS OF OABR AFFILIATE MEMBERSHIP

I agree to abide by the bylaws, rules and policies of the Omaha Area Board of REALTORS® and the Great Plains REALTORS® MLS, as may be amended from time-to-time; and to familiarize myself with the REALTOR® Code of Ethics and to conduct business in conformance with its principles.

I understand any member may be reprimanded, fined, placed on probation, suspended, or expelled for a violation of these tenets for conduct which, in the opinion of the Board of Directors when applied on a nondiscriminatory basis, reflects adversely on the term REALTOR®, REALTORS®, and the real estate industry, or for conduct that is inconsistent with or averse to the objectives and purposes of the REALTOR® organization.

I consent that and authorize the OABR to investigate, invite and receive information and comment about me from any Member or other person or entities, and I agree that any information and comment furnished to the OABR by any Member or other person in response to any such invitation shall be conclusively deemed to be privileged and not form the basis of any legal action by me for slander, libel, or defamation of character.

I agree to be contacted by the Omaha Area Board of REALTORS® or the Great Plains REALTORS® MLS via US mail, telephone, facsimile, electronic text or email.

I understand my Affiliate membership may be published in the member newsletter.

IF EKEY SELECTED:

I certify my occupation or business requires property access to perform professional services.

I agree to keep general liability insurance (\$1 million each occurrence/\$2 million general aggregate) with Great Plains Regional MLS or Omaha Area Board of REALTORS® listed as Certificate Holder as long as I am (or my employee is) an Affiliate member with an eKey.

I agree to provide a copy of said liability insurance at time of application and on the insurance renewal date.

AGREEMENT TO OABR MEMBERSHIP DISCIPLINARY ACTIONS

I irrevocably waive all claims against the Omaha Area Board of REALTORS® and the Great Plains REALTORS® MLS or any of its employees, officers, directors and members for any act in connection with the business of the organization and particularly as to its acts in electing or failing to elect, suspending, expelling or otherwise disciplining me as an applicant, or as a member or former member.

I understand any false representation on this application will be grounds for termination.

I acknowledge my electronic signature will have the same legal force and effect as a handwritten signature.

Applicant's Signature:

Date of Application:

PAYMENT FOR FEES AND DUES:

Card #:

Exp Date:

CVV:

Name on Card:

Billing Address:

City, State, Zip:

If eKey selected,

- 1. Complete information below.*
- 2. Complete Electronic Key Agreement and Guidelines Form (attached).*
- 3. Provide Copy of Certificate of Liability Insurance (see attached example).*

EKEY INFORMATION:

Phone Type: (Check One): Android iPhone

4-Digit PIN #:

PAYMENT FOR EKEY (IF DIFFERENT THAN ABOVE):

Card #:

Exp Date:

CVV:

Name on Card:

Billing Address:

City, State, Zip:

Electronic Key Agreement and Guidelines

For eligible Affiliate Members of the Omaha Area Board of REALTORS®



For the convenience of our REALTOR® members and the business service advantage of our Affiliate Members, as well as to better serve the owners of real estate listed with our membership, the MLS key is now available to our Affiliate members in the following real estate service industries: public utility, pest control, home warranty, home inspection, radon testing and redemption, photography, mold testing, home staging and interior home repair.

Great Plains REALTORS® MLS, a subsidiary of the Omaha Area Board of REALTORS® (MLS) and the Affiliate Member in good standing with the Omaha Area Board of REALTORS® named below (AFFILIATE) agree as follows:

1. MLS authorizes AFFILIATE to lease an electronic key which AFFILIATE acknowledges is the property of a supplier and is not the property of OABR or AFFILIATE. AFFILIATE agrees to execute a Keyholder Agreement with the supplier before using the electronic key.
2. AFFILIATE certifies that he or she is engaged in a real estate service industry as one that is approved by the OABR Board of Directors, described above, and that the key will be used solely for purposes related to the AFFILIATE'S business specified in the affiliate application.
3. AFFILIATE agrees to abide by the bylaws, rules and policies of the MLS and of the Omaha Area Board of REALTORS®, and to familiarize himself or herself with the REALTOR® Code of Ethics and to conduct his or her business in conformance with its principles. Any member may be reprimanded, fined, placed on probation, suspended or expelled for a violation of these tenets for conduct which in the opinion of the Board of Directors, applied on a non-discriminatory basis, reflects adversely on the term REALTOR®, REALTORS®, and the real estate industry, or for conduct that is inconsistent with or adverse to the objectives and purposes of the REALTOR® organization.
4. AFFILIATE agrees violations of the bylaws, rules, policies, code of ethics as stated above, or any violation of this agreement may result in loss of key privileges and/or fines assessed up to \$15,000.
5. It is a violation for AFFILIATE to transfer or loan the electronic key to any person or entity. It is also a violation for AFFILIATE to disclose his or her personal identification number (PIN), or to allow the PIN to be obtained by any other person or entity, or to write the PIN on the electronic key, or attach the PIN to the electronic key. Violation of this rule will result in the termination of key service and loss of future key privileges.
6. It is a violation for AFFILIATE to use the electronic key to gain access to a property, or to allow any other person to gain access to a property, without first having obtained specific permission for the access from the listing agent or the listing broker. Violation of this rule will result in termination of key services and loss of future key privileges.
7. AFFILIATE agrees to immediately give notice to MLS if the key is lost, stolen, or otherwise outside the control and possession of AFFILIATE. Failure to notify MLS will result in termination of key services and loss of future key privileges.

8. AFFILIATE and AFFILIATE's employer acknowledge and agree to indemnify, defend and hold harmless MLS and its employees, directors, officers, agents, representatives, successors and assigns from and against any and all claims, demands, actions, losses, damages, injuries, obligations, liabilities, costs and expenses of every kind or nature (including reasonable attorneys' fees, whether incurred at the trial or appellate level, in an arbitration proceeding, or in bankruptcy, including without limitation, any adversary proceeding, contested matter or motion or otherwise) incurred by MLS in such proceeding due to a violation of the agreement or the use of the electronic key issued to AFFILIATE.

9. MLS shall not be liable for any compensatory, indirect, incidental, consequential, punitive, reliance or special damages, including without limitation, damages for lost profits, advantage, savings or revenues of any kind or increased cost of operations, arising out of AFFILIATE's use or inability to use the electronic key.

10. AFFILIATE shall furnish a Certificate of Liability Insurance from a recognized agency in the Affiliate Business Name with Great Plains REALTORS® MLS identified as the Certificate Holder that indicates general commercial liability insurance coverage in a minimum amount of \$1,000,000 per occurrence and \$2,000,000 general aggregate. AFFILIATE agrees to maintain insurance coverage during the entire period of this agreement. Failure to maintain current insurance will result in suspension of AFFILIATE key service pending receipt of a renewed certificate of insurance.

11. If requested by MLS, AFFILIATE will furnish proof of any license, permit or other documentation evidencing AFFILIATE'S ability to lawfully participate in a real estate service industry described above, in which AFFILIATE participates.

12. The Agreement is terminable by either party on written notice to the other at the address shown below. Upon termination, AFFILIATE agrees to immediately return the key to MLS.

Date: _____

**Omaha Area Board of REALTORS®
 11830 Nicholas Street
 Omaha, NE 68154**

AFFILIATE Business Name

AFFILIATE (Print Name)

AFFILIATE (Signature)

AFFILIATE's Employer (Print Name)

AFFILIATE's Employer (Signature)



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
Current Date

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Company Providing Insurance	CONTACT NAME: Insurance Agent and Information	
	PHONE (A/C, No, Ext):	FAX (A/C, No):
INSURED Affiliates Company Name & Address	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	NAIC #	
	INSURER A:	
	INSURER B:	
	INSURER C:	
	INSURER D:	
INSURER E:		
INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$ 1,000,000
<input checked="" type="checkbox"/>	COMMERCIAL GENERAL LIABILITY			Policy #	Current	Current	DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	<input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR						MED EXP (Any one person) \$
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$
<input checked="" type="checkbox"/>	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$
	<input type="checkbox"/> ANY AUTO						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ALL OWNED AUTOS						BODILY INJURY (Per person) \$
	<input type="checkbox"/> HIRED AUTOS						BODILY INJURY (Per accident) \$
	<input type="checkbox"/> SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident) \$
	<input type="checkbox"/> NON-OWNED AUTOS						\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	<input type="checkbox"/> OCCUR						AGGREGATE \$
	EXCESS LIAB						\$
	<input type="checkbox"/> CLAIMS-MADE						\$
	DED						WC STATU-TORY LIMITS
	RETENTION \$						OTH-ER
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						E.L. EACH ACCIDENT \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICE/MEMBER EXCLUDED?						E.L. DISEASE - EA EMPLOYEE \$
	(Mandatory in NH) Y/N						E.L. DISEASE - POLICY LIMIT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

Great Plains Regional MLS
11830 Nicholas St
Omaha, NE 68154

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Signed by Agent

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FULL AFFILIATE MEMBER	BENEFITS OF AFFILIATE MEMBERSHIP	KEY-ONLY AFFILIATE
X	eKey access to SUPRA KeyBox system	X
X	Included on Affiliate Roster	
X	Able to attend Affiliate Council meetings	
X	Able to attend member-only events	
X	Able to sponsor OABR events	

FULL AFFILIATE MEMBER 2021-2022

Dues/Fees	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Application Fee	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
2021 Local Dues	75.00	75.00										
2022 Local Dues	300.00	300.00	300.00	300.00	300.00	225.00	225.00	225.00	150.00	150.00	150.00	75.00
Total:	425.00	425.00	350.00	350.00	350.00	275.00	275.00	275.00	200.00	200.00	200.00	125.00
eKey Fee *	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Total:	475.00	475.00	400.00	400.00	400.00	325.00	325.00	325.00	250.00	250.00	250.00	175.00

* \$14.52 Monthly eKey Lease Fee is separate from & in addition to above fees (if optional eKey selected)

EKEY ONLY AFFILIATE 2021-2022

Dues/Fees	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Application Fee	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
2021 Local Dues	25.00	25.00										
2022 Local Dues	100.00	100.00	100.00	100.00	100.00	75.00	75.00	75.00	50.00	50.00	50.00	25.00
eKey Fee *	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00
Total:	225.00	225.00	200.00	200.00	200.00	175.00	175.00	175.00	150.00	150.00	150.00	125.00

* \$14.52 Monthly eKey Lease Fee is separate from & in addition to above fees