



REALTOR® & DESIGNATED BROKER APPLICATION

Complete and return to one of the following:

Email to: Membership@OmahaRealtors.com

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®.

Name:

Nickname:

Gender:

Male

Female

Prefer Not To Say

Home Street Address:

Home City, State, Zip:

Cell Phone:

Date of Birth:

Email Address:

Office Name:

Office Location:

NEBRASKA REAL ESTATE LICENSE REPRESENTATION

I represent that (1) I have satisfied all Nebraska Real Estate Commission requirements to be issued a real estate license, (2) I am legally entitled to engage in the real estate business, and (3) it is my intent to list and/or sell real property.

NEBRASKA REAL ESTATE LICENSE STATUS

Is your license status at the Nebraska Real Estate Commission Pending/Inactive?

Yes

No

(If yes, your application will be processed when your license is active.)

Is your license status at the Nebraska Real Estate Commission Active?

Yes

No

If yes, I represent that:

(1) I have a valid Nebraska real estate license not under suspension.

(2) My license number with the Nebraska Real Estate Commission is:

BROKER OFFICE

Are you a Broker joining with a new Broker firm/company?

Yes

No

If yes,

Your Office Name:

Office Street Address:

Office City, State, Zip:

Office Phone:

Office Web Address:

PREVIOUS REALTOR® MEMBERSHIP

Have you previously held membership in OABR?

Yes

No

If yes,

When:

My NRDS# is:

Have you previously held membership in another Board of REALTORS®?

Yes

No

If yes, my NRDS # is:

CURRENT REALTOR® MEMBERSHIP IN ANOTHER BOARD

Are you a Primary REALTOR® member of another Board?

Yes

No

If yes,

(1) My other REALTOR® Organization name is:

(2) Check One:

I am applying for a secondary OABR membership and I will maintain my Primary membership listed above.

I am applying for MLS only OABR membership and I will maintain my Primary membership listed above.

I am transferring my Primary REALTOR® membership to OABR.

(3) My NRDS# is:

APPRAISER STATUS

Are you legally entitled to engage in real estate appraisal activity under the Nebraska Real Estate Appraiser Act?

Yes

No

If yes,

(1) Are you under suspension by the Nebraska Real Estate Appraiser Board?

Yes

No

(2) My Appraiser Licence # is:

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:

FIELDS OF BUSINESS

Select below your Primary, Secondary, and Third Field of Business by marking 1, 2, and 3 by the fields that apply to you. *Please note: Only mark three answers.*

101 Residential - Existing Homes

204 Commercial - Land Development/Sales

102 Residential - New Homes

205 Commercial - Multi-Family Property Sales

105 Residential - Lots/Development

206 Commercial - Asset/Property Mgmt

113 Acreage/Farm Sales

220 Commercial - Broker/Owner/Manager

120 Residential - Broker/Owner/Manager

231 Commercial - Business Sales

123 Trainer/Instructor/Educator

300 Real Estate Auction

126 Office Admin Staff

301 Real Estate Appraisal

131 Residential - Rentals/Property Mgmt

311 Personal/Agent Assistant

200 Commercial - General Sales/Leasing

316 Corporate Relocation

201 Commercial - Industrial

AGREEMENT TO ABIDE BY THE OABR APPLICATION APPROVAL PROCESS

I understand that my membership in OABR is subject to approval of my application.

The OABR considers, among other things, the following in determining an applicant's qualifications for the membership being applied for:

1. All final findings of Code of Ethics violations and violations of other membership duties in any other board within the past three years.
2. Pending ethics complaints or hearings.
3. Unsatisfied disciplinary proceeding pending.
4. Pending arbitration requests or hearings.
5. Unpaid arbitration awards or unpaid financial obligations to any other board or multiple listing service.

If an Applicant or Member resigns from another board with an ethics complaint or arbitration request pending, the OABR requires as a condition of membership in OABR that the Applicant submit to the pending ethics or arbitration proceeding in accordance with the established procedures of the OABR and abide by the decision of the hearing panel.

AGREEMENT TO PAY ESTABLISHED OABR DUES, FEES, AND ASSESSMENTS

I understand initial fees, dues, and assessments must accompany this application.

I agree to pay the established fees of the OABR as long as I remain a member. **THERE ARE NO REFUNDS OF DUES, FEES, OR ASSESSMENTS.** It is understood that this application and the fees paid include membership in the Nebraska REALTORS® Association and the National Association of REALTORS®, unless the applicant is a Primary REALTOR® elsewhere. In such case, State and National dues are remitted through that Primary Board.

AGREEMENT TO COMPLETE EDUCATION REQUIREMENTS

Upon approval of my application, I understand that my continued membership in OABR requires satisfactory completion of below listed education requirements:

1. OABR Orientation within 60 days
2. Fair Housing* online course within 60 days
3. Code of Ethics* online course within 60 days
4. GPRMLS Online MLS Rules & System Orientation within 30 days

I understand that failure to fulfill the above requirements may result in termination of my OABR Membership and/or suspension of MLS access and eKey service.

* Fair Housing & Code of Ethics are required by the National Associations of REALTORS®

AGREEMENT TO ABIDE BY CODE OF ETHICS CONDITIONS OF OABR MEMBERSHIP

I agree as a condition of membership and on my own initiative to thoroughly familiarize myself 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 OABR, the Constitutions, Bylaws, Rules and Regulations of the OABR, the Great Plains REALTORS® Multiple Listing Service Inc., (MLS), the Nebraska REALTORS® Association and the National Association of REALTORS®.

I further agree that my act of paying dues, fees and charges shall evidence my initial and continuing commitment to abide by the aforementioned Code of Ethics, Constitutions, Bylaws, Rules and Regulations and duty to arbitrate, all as from time to time amended.

I consent that and authorize the OABR to invite and receive information and comment about me from any Member or other person, 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 action by me for slander, libel, or defamation of character.

AGREEMENT TO ABIDE BY CONDITIONS OF OABR MEMBERSHIP

By paying dues or submitting your information, you agree that all contact information provided to OABR or GPRMLS is your business information. As such, you authorize its use in databases or directories that may be publicly viewable. Further, you agree to be contacted regarding real estate and other business matters by telephone, fax, electronic messaging, or mail by all OABR and GPRMLS employees, contractors, members, Users, and their related staff. You also waive and release all legal rights or claims you may have pertaining to communications made using your provided contact information.

In addition, you grant permission to OABR and GPRMLS to use photographs, videos, or other images or likenesses of you in print, electronic display, or any other communication related to the operation of OABR or GPRMLS.

AGREEMENT TO OABR MEMBERSHIP DISCIPLINARY ACTIONS

I irrevocably waive all legal claims against the OABR or MLS or its officers, directors or members, whether past or present, for any acts by the OABR or MLS or its officers, directors, or members, whether past or present, in electing, or failure to elect, advancing, suspending, expelling or otherwise disciplining me as an applicant or as a member or former member. Upon expiration of said membership for any cause, I will completely discontinue use of the term REALTOR®.

I understand any false representation on this application will be grounds for termination.
I agree to be contacted by OABR via telephone, US mail, text and email.

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 INITIAL FEES AND DUES:

Card #:

Exp Date:

CVV:

Name on Card:

Billing Address:

City, State, Zip:

EKEY INFORMATION:

Supra eKey: (Check One):

Yes

No

Do you approve the
\$50.00 activation fee to
be charged on the above
listed credit card

Yes

No

PAYMENT FOR EKEY WILL BE ADDED IN THE SUPRA APP WHEN EKEY IS ACTIVATED:

REALTOR® DUES OUTLINE 2024-2025

OABR IS PRIMARY AFFILIATION

Dues/Fees *	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
Application Fee	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
2024 Local Dues	\$29.17	\$14.58										
2024 State Dues	\$137.50	\$114.58	\$91.67	\$68.75	\$45.83	\$22.92						
2024 National Dues	\$78.00	\$65.00	\$52.00	\$39.00	\$26.00	\$13.00						
2024 PR Assessment	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00						
2025 Local Dues	\$175.00	\$175.00	\$175.00	\$160.42	\$145.83	\$131.25	\$116.67	\$102.08	\$87.50	\$72.92	\$58.33	\$43.75
2025 State Dues	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$252.09	\$229.17	\$206.25	\$183.33	\$160.42
2025 National Dues	\$156.00	\$156.00	\$156.00	\$156.00	\$156.00	\$156.00	\$156.00	\$143.00	\$130.00	\$117.00	\$104.00	\$91.00
2025 PR Assessment	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
Total:	\$1,090.67	\$1,040.16	\$989.67	\$939.17	\$888.66	\$838.17	\$742.67	\$692.17	\$641.67	\$591.17	\$540.66	\$490.17
Optional eKey Deposit	\$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:	\$1,140.67	\$1,090.16	\$1,039.67	\$989.17	\$938.66	\$888.17	\$792.67	\$742.17	\$691.67	\$641.17	\$590.66	\$540.17

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

Monthly MLS Service Fee is separate from & in addition to above fees (required)

DESIGNATED REALTOR® NEW OFFICE**

DUES

OUTLINE 2024-2025

Dues/Fees *	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	Dec-24	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25
New Office Fee	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Application Fee	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00	\$150.00
2024 Local Dues	\$29.17	\$14.58										
2024 State Dues	\$137.50	\$114.58	\$91.67	\$68.75	\$45.83	\$22.92						
2024 National Dues	\$78.00	\$65.00	\$52.00	\$39.00	\$26.00	\$13.00						
2024 PR Assessment	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00						
2025 Local Dues	\$175.00	\$175.00	\$175.00	\$160.42	\$145.83	\$131.25	\$116.67	\$102.08	\$87.50	\$72.92	\$58.33	\$43.75
2025 State Dues	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$275.00	\$252.09	\$229.17	\$206.25	\$183.33	\$160.42
2025 National Dues	\$156.00	\$156.00	\$156.00	\$156.00	\$156.00	\$156.00	\$156.00	\$143.00	\$130.00	\$117.00	\$104.00	\$91.00
2025 PR Assessment	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00	\$45.00
MLS Participation Fee	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00
Total:	\$1,690.67	\$1,640.16	\$1,589.67	\$1,539.17	\$1,488.66	\$1,438.17	\$1,342.67	\$1,292.17	\$1,241.67	\$1,191.17	\$1,140.66	\$1,090.17
Optional eKey Deposit	\$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:	\$1,740.67	\$1,690.16	\$1,639.67	\$1,589.17	\$1,538.66	\$1,488.17	\$1,392.67	\$1,342.17	\$1,291.67	\$1,241.17	\$1,190.66	\$1,140.17

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

Monthly MLS Service Fee is separate from & in addition to above fees (required)

** All individuals affiliated with an OABR Firm/Office must join the OABR as REALTOR® members



Local Dues = Omaha Area Board of REALTORS®

PR Assessment = Mandatory Public Relations

State Dues

= Nebraska REALTORS® Association

Assessment, as set by the National Association of

National Dues = National

Association of REALTORS® REALTORS® Board of Directors