WEST PASCO HERNANDO REALTORS®

SERVING THE NATURE COAST AND BEYOND

Primary REALTOR® Membership Application Instructions for New REALTORS®

Thank you for choosing HCAR plus WPBOR as your Primary Association. A basic prerequisite for membership is that you be licensed with a firm whose broker is a REALTOR® member and/or MLS Participant of HCAR and/or Hernando County Information System (HCIS). Before proceeding with the membership application, please verify that your license is showing as **"current, active"** with the proper firm by visiting the Florida Department of Business and Professional Regulation's (DBPR) website at www.myfloridalicense.com. **It is a requirement that that licenses of agents, brokers and corporations be current and showing as active on the DBPR website prior to us processing membership applications.**

1. Complete the Application

A. Complete **EVERY** blank in the application. (If not applicable, fill in N/A.)
B. Read the attached **Membership Agreements**, date and sign.
Return the application with payment. (see below)
C. Provide a copy of your current real estate license or state certification to engage in the appraisal of real property is required. ***Return with the application.***
D. Provide a copy of the verification that the license provided is Active/Current with the Firm on DBPR.

2. Pay Appropriate Fees

Payment is due at the time application is submitted (check, cash or credit card (Visa, Mastercard, Discover, American Express). The date of affiliation with a "Designated" REALTOR® governs the amount you pay according to the Proration Schedule included with this package. Check(s) should be made out to HCAR or complete and submit the Credit Card authorization form included in this package.

3. Fax or email the application and payment to HCAR

Once the application has been received, we will process the invoices and send it to you before we make the payment.

4. Dues are prorated for new members

Use the proration schedule included in this membership package to determine amount due based on the month your application is submitted. The $275 HCAR plus WPBOR application fee is one time (unless your membership lapses) and a $30 Florida REALTORS® new member processing fee. Both are in addition to the total in the proration schedule.

5. Attend Orientation Class

An applicant shall take and satisfactorily complete the required **New Member Code of Ethics within 60 days**. Until orientation is completed membership is Provisional. If the courses are not completed, the application fee may be forfeited, and the applicant may be required to reapply for membership.

6. Board of Directors Review

Upon completion of the above steps, the names will be submitted to the Board of Directors for approval.

Secondary REALTOR® Membership

Complete steps 1 through 4 as outlined above. Secondary members will pay local (HCAR plus WPBOR) dues outlined in the proration schedule and the application fee, since their Florida and National dues are paid thru their Primary Association. A letter of "Good Standing" is required from the Primary Association with the Code of Ethics Training date of completion and that Florida and National dues have been paid.

APPLICATION FOR REALTOR® MEMBERSHIP

I hereby apply for REALTOR® Membership in HCAR plus WPBOR

Application Fees and Dues: I understand that payment in the amount of $275 for my one time application fee and $_____for my prorated membership, plus a $30 Florida REALTOR® New Member Processing Fee, are payable directly to HCAR plus WPBOR. I understand that my dues will be returned to me in the event of non-election and that the application fee is nonrefundable.

Qualification for Membership: I will attend orientation within **120** days of payment of the Association fees and confirming my provisional membership. Failure to meet this requirement may result in having my membership terminated. If elected to membership, I agree to abide by the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS®, which includes the duty to arbitrate (or to mediate if required by the association) and the Constitution, Bylaws and Rules and Regulations of the above named Association, the State Association and the National Association. Further, if required, I agree to satisfactorily complete a reasonable and non-discriminatory written examination on such Code, Constitutions, Bylaws and Rules and Regulations. I also understand membership brings certain privileges and obligations that require compliance. **Membership is final only upon approval by the Board of Directors** and may be revoked should completion of any membership requirement(s), such as orientation, not be completed within the time frame established in the association's bylaws. I further understand that I will be required to complete periodic Code of Ethics training as specified in the association's bylaws as a continued condition of membership.

NOTE: *Applicant acknowledges that if accepted as a member and he/she subsequently resigns from the Association or otherwise causes membership to terminate with an ethics complaint pending, the Board of Directors may condition renewal of membership upon applicant's certification that he/she will submit to the pending ethics proceeding and will abide by the decision of the hearing panel. If applicant resigns or otherwise causes membership to terminate, the duty to submit to arbitration continues in effect even after membership lapses or is terminated, provided the dispute arose while applicant was a REALTOR®.*

Application Fees: REALTOR® $275 ***Re-Instate REALTOR® Membership $150***

I hereby submit the following information for consideration of my application. (If additional detail is needed, please include separate documentation.)

PERSONAL INFORMATION:			
First Name		Middle Name	
Last Name		Suffix ☐ Jr, ☐ III, ☐ Sr, ☐ Etc.	
Nickname (DBA):			
Home Address:			
City:	State:	Zip:	
Home Phone:	Cell Phone:		
Fax:			
Primary E-mail:	Secondary E-mail:		
Broker or Salesperson's License #	BK_____ SL _____		
State of Licensure:	Appraisal License #		

COMPANY INFORMATION:			
Office Name:			
Office Address:			
Office Phone:		Fax:	
Company Type: ☐ Sole Proprietor ☐ Partnership ☐ Corporation ☐ LLC (Limited Liability)			
Your position: ☐ Principal ☐ Partner ☐ Corporate Officer ☐ Majority Shareholder			
☐ Branch Office Manager ☐ Non-principal Licensee ☐ Other			
PREFERRED MAILING/CONTACT INFORMATION:			
Preferred Phone: ☐ Home ☐ Office ☐ Cell			
Preferred E-mail: ☐ Primary E-mail ☐ Secondary E-mail			
Preferred Mailing: ☐ Home ☐ Office			
Mail Publications to: ☐ Home ☐ Office			
Member Mailing Alternate:			
Address:			
City:	State:	Zip:	

APPLICANT INFORMATION:	
Are you currently a member of any other Association of REALTORS®? ☐ Yes ☐ No	
If yes, name of Association	
Type of membership held:	
Have you previously held membership in any other Association of REALTORS®? ☐ Yes ☐ No	
If yes, name of Association	
Type of membership held:	
Do you have any unsatisfied discipline pending for violation of the Code of Ethics? ☐ Yes ☐ No	
If yes, provide details.	
If you are now or have been a REALTOR® member before, please provide the information below.	
Previous NAR membership (NRDS) #	
Last date (year) of completion of NAR's Code of Ethics training requirement: Letter of Good Standing required from former Board/Association	
Have you ever been refused membership in any other Association of REALTORS®? ☐ Yes ☐ No	
If yes, state the basis for each such refusal and detail the circumstances related thereto:	

Is the office address provided above your principal place of business? ☐ Yes ☐ No						
If not, or if you have a branch office, please provide that address:	Address:					
	City:		State:		Zip:	
Do you hold, or have you ever held, a real estate license in any other state? ☐ Yes ☐ No						
If so, where:						
Have you been found in violation of state real estate licensing regulations, civil rights laws or other laws prohibiting unprofessional conduct rendered by the courts or other lawful authorities within the last three (3) years? ☐ Yes ☐ No						
If yes, provide details:						
Within the last ten years, have you been: 1) convicted of a crime punishable by death or imprisonment in excess of one year or 2) been released from confinement imposed for that conviction? ☐ Yes ☐ No						
If yes, provide details:						

Additional Optional Applicant Information to be completed and considered only if the Association has adopted Section 2(c) from Article V of the NAR Model Bylaws.	
Have you been found in violation of the Code of Ethics or other membership duties in any Association of	
REALTORS® in the past three (3) years? ☐ Yes ☐ No	
If yes, provide details.	
Are there pending ethics complaints against you? ☐ Yes ☐ No	
If yes, provide details.	
Do you have any unsatisfied discipline pending ? ☐ Yes ☐ No	
If yes, provide details.	
Are you a party to pending arbitration request? ☐ Yes ☐ No	
If yes, provide details.	

Do you have any unpaid arbitration awards or unpaid financial obligations to another association of REALTORS® or an Association MLS? ☐ Yes ☐ No	
If yes, provide details.	

I hereby certify that the foregoing information furnished by me 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 further agree that, if accepted for membership in the Association, I shall pay the fees and dues as from time to time established. **NOTE:** Payments to the Association of REALTORS® are not deductible as charitable contributions. Such payments may, however, be deductible as an ordinary and necessary business expense. No refunds.

By signing below, I consent that the REALTOR® Associations (local, state, national) and their subsidiaries, if any (e.g., MLS, Foundation) may contact me at the specified address, telephone numbers, fax numbers, email address or other means of communication available. This consent applies to changes in contact information that may be provided by me to the Association(s) in the future. This consent recognizes that certain state and federal laws may place limits on communications that I am waiving to receive all communications as part of my membership.

Dated:_____ Signature: _____

OPTIONAL INFORMATION	
Date of Birth:	
How long with current real estate firm?	
Previous real estate firm (if applicable):	
Number of years engaged in the real estate business:	
Field of Business (Specialties)?	
Languages Spoken?	

INFORMATION TO BE SUPPLIED BY LOCAL ASSOCIATION

Join Date:	
Status: ☐ Active ☐ Provisional	
Primary Local Association NRDS ID #	2620
Primary State Association NRDS ID #	0816
Office ID:	
(If broker)	
Office Contact (Designated REALTOR®)	
Office Contact Manager:	
Number of Non-Member Licensees:	



Application for MLS Membership for Subscribers (Agents)

I request participation in the Hernando County Information Services (HCIS) Multiple Listing Service as an HCIS MLS Subscriber (Agent). By signing below, I agree to abide by the MLS Rules and Regulations. **There is a $35 Admin/Set Up Fee that is payable with this MLS application in addition to quarterly access fees.**

Firm Name: _____

Address: _____

City:_____State:_____Zip: _____

Phone:_____ Fax: _____

MLS SUBSCRIBER (AGENT):

Name:_____Preferred Fax: _____

Preferred Phone: Cell #:_____ or Home: _____

Home Address: _____

City:_____State: _____ Zip: _____

NRDS ID: _____

Subscriber (Agent) Signature: _____ Date: _____

I, the Participant (Broker) of the above firm authorize the Hernando County Information Services (HCIS) to add the above-named subscriber (agent) as an MLS Participant (Broker) under my firm.

Participant (Broker) Signature: _____

2026 DUES PRO-RATION SCHEDULE FOR NEW MEMBERS JOINING AS:

REALTOR® MEMBERS

HCAR plus WPBOR APPLICATION FEE $275
FLORIDA REALTORS® NEW MEMBER PROCESSING FEE
$30 PLUS DUES AS PER CHART BELOW

REALTOR®POLITICAL ACTION COMMITTEE (RPAC) and DISASTER RELIEF (DR) are both VOLUNTARY ITEMS

Month Joining	National NAR Dues	National NAR Public Awareness	State FR Dues	State FR Issues Advocacy Assessment	Local HCAR plus WPBOR Dues	RPAC (vol)	Disaster Relief Fund (vol)	Total (including HCAR plus WPBOR & FR application fees)
JAN	$156	$45	$146	$30	$190	$20	$5	**$592.00**
FEB	$143	$45	$133.83	$30	$174.17	$20	$5	**$551.00**
MARCH	$130	$45	$121.67	$30	$158.34	$20	$5	**$510.01**
APRIL	$117	$45	$109.50	$30	$142.51	$20	$5	**$469.01**
MAY	$104	$45	$97.33	$30	$126.68	$20	$5	**$428.01**
JUNE	$91	$45	$85.17	$30	$110.85	$20	$5	**$387.02**
JULY	$78	$45	$73.00	$30	$ 95.02	$20	$5	**$346.02**
AUG	$65	$45	$60.83	$30	$ 79.19	$20	$5	**$305.02**
SEPT	$52	$45	$48.67	$30	$ 63.36	$20	$5	**$264.03**
OCT.	$39	$45	$36.50	$30	$ 47.53	$20	$5	**$223.03**
NOV	$26	$45	$24.33	$30	$ 31.70	$20	$5	**$182.03**
DEC	$13	$45	$12.17	$30	$ 15.87	$20	$5	**$141.04**

NOTE: $45 -NAR Public Awareness Campaign Assessment

$30 - FAR Issues Advocacy Assessment

This pro-ration schedule is for **NEW AGENTS ONLY,** and calculates the dues owed based on the month joining the Association to the end of the year,and will be paid at the same time that the application fee and FR processing fee are paid.

**Note: The two voluntary items (RPAC and Disaster Relief) may be deducted from the total, if desired.



Credit Card Authorization Form

FAX: 352-799-4350

I _____ authorize HCAR plus WPBOR

to charge my credit card account in the amount of $_____ for:

Admin/Set Up fee ☐ Dues ☐ MLS fee ☐ Key ☐ Transfer ☐ MLS Listing ☐

Other _____

Credit Card Type: ☐ Visa ☐ MasterCard ☐ Discover ☐ AmEx

Credit Card #: _____

Expiration Date: _____

Name as it appears on card: _____

Address where credit card statement is mailed:

Street: _____

City: _____State: _____ Zip: _____

Card holder signature: _____

Date: _____

If paying for another person, please print their name below:

_____

What is a REALTOR®?

Simply put, a REALTOR® is someone who is licensed by the state to practice real estate, and who has chosen to become a member of the National Association of REALTORS® (NAR), the largest trade organization in the world.

Real estate brokers and agents who wish to be REALTORS® must first become a member of a local board, such as the Hernando County Association of REALTORS®. This automatically makes them members of the Florida REALTORS®, and the National Association of REALTORS®.

Before being admitted into membership though, the salesperson or broker pledges to abide by the association's rules and regulations as well as those of the National Association of REALTORS®. Membership is open to all qualified individuals regardless of race, color, religion, sex, handicap/disability, familial status or national origin.

Yet, the term REALTOR® does not tell the whole story. For example, it does not refer to just one profession. REALTORS® may be engaged in virtually any part of the real estate business including real estate management, mortgage brokers, appraisers, developers and builders, in addition to those involved in real estate brokerage.

Another part of the story is professionalism: REALTORS® are bound by a strict Code of Ethics which other real estate agents have not pledged to uphold. This Code, an expression of the highest ideals of the organized real estate industry, is strictly enforced by the Hernando County Association of REALTORS®.

All REALTORS®, by virtue of their membership in the association, have pledged to uphold the principles and standards of practice in the Code. It both governs their behavior and protects them, and the public, from the abuses of the marketplace. As one REALTOR® put it, "It is the heart and soul of our organization."

Remember that the term REALTOR® is a collective membership mark which only refers to members of the National Association of REALTORS®. Just as every photocopy is not a Xerox®, not every real estate agent is a REALTOR®. Only REALTORS® can display the registered trademark at the top of this page.



What is RPAC?

“If real estate is your profession, then politics is your business.” The REALTORS® Political Action Committee (RPAC) is our vehicle for making politics our business.

RPAC raises funds voluntarily from members for use in issues, campaigns and campaign contributions to political candidates at federal, state, and local levels. It is not a donation to the Republican or Democratic Party, but a contribution to the REALTOR® Party.

Candidates are screened and asked questions related to the real estate industry. Those that are closely aligned with REALTOR® principles receive campaign contributions. Once elected, those candidates work with REALTORS® to help the real estate industry.

RPAC works. It works even better when all members contribute. The suggested RPAC contribution reflected on the proration schedule is $20. That’s it. If everyone gives $20, we will reach our goal and our participation rate will increase dramatically. Be part of the solution. Please contribute your $20 for continued RPAC success.