



PROPOSED BYLAWS AMENDMENTS

REALTOR® ASSOCIATION OF GREATER FORT LAUDERDALE, INC.

**PROPOSED AMENDMENTS RECOMMENDED BY YOUR BOARD OF DIRECTORS
WHICH REQUIRE YOUR VOTE**

VOTING BEGINS FRIDAY, JULY 14 AND ENDS JULY 28, 2006, 5:00 p.m.

Bold, underlined, italicized underscores indicate additions

AMENDMENTS	EXPLANATION
<p><u>ARTICLE XVIII - MULTIPLE LISTING/INFORMATION SYSTEMS.</u></p> <p><u>SECTION 3. PARTICIPATION.</u> Any Designated REALTOR® or REALTOR® member of this or any other Member Board/Association who is a principal, partner, corporate officer or branch manager acting on behalf of a principal, without further qualification, shall be eligible to participate in Multiple Listing upon agreeing, in writing, to conform to the Rules and Regulations thereof and to pay the costs incidental thereto. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "Membership" or "Participation" unless they hold a current, valid <u>Florida</u> real estate broker's license and are capable of offering and accepting compensation to and from other participants or are licensed or certified by an appropriate state regulatory agency to engage in the appraisal of real property. Use of information developed by or published by an Association Multiple Listing Service is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey "Participation," or "Membership" or any right of access to information developed or published by an Association Multiple Listing Service where access to such information is prohibited by law.</p> <p><u>SECTION 3 (a): NON-MEMBER PARTICIPATION:</u> A non-member applicant for MLS Participation who is a principal, partner, corporate officer or branch office manager acting on behalf of a principal shall supply evidence satisfactory to the Membership Committee that he has no record of recent or pending bankruptcy*, has no record of official sanctions involving unprofessional conduct**, agrees to complete a course of indoctrination covering the MLS Rules and Regulations, and shall pass such reasonable and nondiscriminatory written examination thereon as may be required by the MLS, and shall agree that if elected as a Participant, he will abide by such rules and regulations and pay the MLS fees and dues, including any non-member fee differential, as from time to time established. Under no circumstances is any individual or firm entitled to Multiple Listing Service "Membership" or "Participation" unless they hold a current, valid <u>Florida</u> real estate broker's license and are capable of offering and accepting compensation to and from other participants. Use of information developed by or published by the Multiple Listing Service is strictly limited to the activities authorized under a Participant's licensure(s) and unauthorized uses are prohibited.</p> <p>* NO RECORD OF OFFICIAL SANCTIONS INVOLVING UNPROFESSIONAL CONDUCT is intended to mean that the MLS may only consider judgements within the past three (3) years of violations of (1) civil rights laws; (2) real estate license laws; (3) or other laws prohibiting unprofessional conduct against the applicant rendered by the courts or other lawful authorities.</p> <p>** NO RECENT OR PENDING BANKRUPTCY is intended to mean that the applicant or any real estate firm in which the applicant is a sole proprietor, general partner, or corporate officer is not involved in any pending bankruptcy or insolvency proceedings or, has not been adjudged bankrupt in the past three (3) years. If a bankruptcy proceeding as described above exists, participation may not be rejected unless the MLS</p>	<p>FAR recommends this Bylaws change to require brokers from other states to have a Florida real estate license in order to become a MLS participant in the Association's MLS service.</p> <p>Recommended by the Board of Directors and approved by Association Attorney.</p>

establishes that its interests and those of its Participants and the public could not be adequately protected by requiring that the bankrupt applicant pay cash in advance for MLS fees for up to one (1) year from the date that participation is approved or from the date that the applicant is discharged from bankruptcy (whichever is later). In the event that an existing Participant initiates bankruptcy proceedings, the Participant may be placed on a "cash basis" from the date that bankruptcy is initiated until one (1) year from the date that the Participant has been discharged from bankruptcy.

NON-MEMBER PARTICIPATION DEFINED. Participation in the Service is also available to the firm, partnership, or corporation of a non-member principal who meets the qualifications established in the Association's Bylaws and these MLS Rules and Regulations. However, under no circumstances is any individual or firm, regardless of membership status, entitled to Multiple Listing Service "Membership" or "Participation" unless they hold a current, valid *Florida* real estate broker's license and are capable of offering and accepting compensation to and from other participants. Use of information developed by or published by a Board/Association Multiple Listing Service is strictly limited to the activities authorized under a Participant's licensure(s) and unauthorized uses are prohibited. Further, none of the foregoing is intended to convey "Participation" or "Membership" or any right of access to information developed by or published by a Board/Association Multiple Listing Service, where access to such information is prohibited by law. The non-member principal of any firm, partnership, or corporation or the branch office manager designated by said firm, partnership, or corporation shall be termed the "Participant" in the Service and shall have all the rights, benefits and privileges of the Service, and shall accept all obligations to the Service for the Participant's firm, partnership or corporation, and for compliance with the Bylaws and Rules and Regulations of the Service by all persons affiliated with the Participant who utilize the Service. Such non-member Participant further acknowledges that he is responsible for payment of additional dues, fees and assessments in respect of every real estate licensee affiliated with the firm, partnership or corporation under the same formula as established for the payment of dues and fees by Designated REALTOR® members of the Association in respect of non-member licensees, as set out in Article X, Sections 2, 3 and 4 of these Bylaws.