



SUBSCRIPTION APPLICATION THOMPSON BROKER/SALESPERSON

THOMPSON BROKER

**Refers to early 1990's federal circuit court ruling that uncoupled MLS participation from REALTOR® membership in Alabama, Georgia and Florida.*

Applicant must be a licensed Real Estate Broker in the state of Florida with no affiliations to a REALTOR® Association even if out-of-state.

To Qualify:

1. Applicant must be a licensed Real Estate Broker in the State of Florida.
2. Applicant cannot have any REALTOR® Association affiliations, even if it is out-of-state.
3. Any agents with a current active license under the broker making application are also required to join and pay full membership fees.

*Must have all agents and broker applications before being set up.

System Access:

This category provides full access to the MLS *(Full access is given to all members once education requirements are met and Broker Authorization form is on file). However, it does not provide access to any programs and services offered by respective Realtor® Association shareholders to their members.

Specifically, Thompson brokerages are precluded from:

- Using the term Realtor® and Realtor® logo.
- Participating in association owned and operated key box systems.
- Using association services such as standard forms and contracts.

THOMPSON SALESPERSON

To Qualify:

Applicant must hold a current/active real estate license under a broker with no REALTOR® affiliations.



**SUBSCRIPTION APPLICATION
THOMPSON BROKER/SALESPERSON**

Date: 12/04/2021

OFFICE INFORMATION

New Office Other NEW THOMPSON BROKER AGE

Office Name: EASY REALTY

Office MLS#: 56915

Office Address: 7403 Excitement Dr

City Reunion State FL Zip 34747

Office Phone#: 3212703388 Office Fax #: _____

Office E-Mail: hi@easy.realty Office Website: easy.realty

Office DBPR License#: CQ1023677 Main DBPR License Type: CORPORATION

State the names and title of all other principals, partners, or corporate officers of your firm.
Name GREGORY OWEN Title BROKER OF RECORD

BROKER/AGENT INFORMATION

First Name: _____ Middle Name: _____ Last Name: _____

Preferred name to appear on your listings: _____

(Please note this will appear before your last name)

Home Phone: _____ Mobile Phone: _____

Office Phone: _____ Fax: _____

Please select your preferred phone from the following Home Mobile Office

Home Address: _____

City _____ State _____ Zip _____

Agent/Broker Florida Real Estate License#: _____

Agent/Broker E-Mail: _____ Agent/Broker website _____

New Customers

*Password: **New Customers** must use the **Activate Account** option and follow instructions for setting up their password. If you are an established customer with MLS, you will use your existing user ID and password.

I agree to abide by the Multiple Listing Service Rules and Regulations of the Stellar Multiple Listing Service and to attend the mandatory Stellar MLS training. Required training; MLS Compliance 101 & MLS Basic. If you need access to enter listings, you will also be required to take Add/Edit Listings Class. I understand that if I do not attend mandatory training within sixty days my **Annual Subscription Costs** will be forfeited, and I will be suspended from the Service.

****NOTE: STELLAR MLS ANNUAL SUBSCRIPTION COSTS OR PRO-RATED STELLAR MLS ANNUAL SUBSCRIPTION COSTS ARE NOT REFUNDABLE.** Initial _____

***SIGNATURE** _____ **Date** _____



STELLAR MULTIPLE LISTING SERVICE
SUBSCRIPTION/NEW OFFICE/ACTIVATION AGREEMENT
THOMPSON BROKER PARTICIPANT/SUBSCRIBER

This agreement is made on _____ between the PARTICIPANT or Subscriber and Stellar Multiple Listing Service.

- Stellar MLS Annual/Prorated Subscription Cost \$_____
New Customer Set up \$150 (this fee will also apply for customers reactivating after 1 (one) full billing cycle)
New Office Set up Fee \$150 (this fee will also apply for brokers reactivating after 1 (one) full billing cycle)
Customer Reactivation Fee \$250 (this fee will apply to customer who have been inactive for less than 1 (one) full billing cycle)

The access issued to each Participant or Subscriber is unique and strictly confidential to that person. Authorized Participant/Subscriber agrees that should a disclosure of account information result in access by an unauthorized third party, Authorized Participant/Subscriber may be subject to penalties as follows:

- 1) A fine of up to \$15,000 as determined by the Board of Directors for each occurrence will be assessed against any Participant/Subscriber found to have allowed or provided access to the Stellar MLS system by an unauthorized person.
2) Permanent revocation of on-line access rights for the second instance.

In compliance with Stellar MLS Rules and Regulations, this Agreement provides for the Participant/Subscriber to gain immediate access to the MLS and Public Record database for use in listing, searching and retrieving the data contained therein. This right is contingent upon the PARTICIPANT, SUBSCRIBER completing the required training course within the 60-day period allowed. Failure to do so will result in suspension of the right to access the MLS database. The Participant/Subscriber agrees to comply with Stellar MLS Rules and Regulations. Any other use, reuse, or resale of this data is prohibited. The term of this Agreement shall commence upon initiation of service to the Participant/Subscriber. The Agreement is not assignable. The Participant/Subscriber hereby indemnifies the Service and any Reciprocal Service and agrees to hold harmless from and against all claims, losses, damages, costs and expenses of any kind, including attorney's fees, and from liability to any person arising from a Participant/Subscriber.

Definition of MLS Participant. Any REALTOR® of any other Association/Board or any non-Realtor® who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these rules, shall be eligible to participate in Stellar MLS 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 real estate broker's license and offer or accept cooperation and compensation to and from other Participants or are licensed.

** Use of information developed by or published by Stellar MLS is strictly limited to the activities authorized under a Participant's licensure(s) or certification and unauthorized use is 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 Multiple Listing Service where access to such information is prohibited by law.

- ***I hereby agree that to the best of my knowledge there is
No record of recent or pending bankruptcy. _____ INITIAL
No record of official sanction involving unprofessional conduct. _____ INITIAL

COMPANY / PARTICIPANT, SUBSCRIBER INFORMATION

NEW Office/Company Name: _____

Your Name: _____

Attention Subscriber: MLS renewals occur in May each year. Emails are sent by Stellar MLS each April, and invoices can be accessed and paid through your Stellar Central account. Accounts not paid by stated deadlines result in late fees, account suspensions, and reactivation fees. The Principal Broker is ultimately responsible for the payment of all annual subscription costs, late fees & reactivation fees for participating licenses in his/her company.
**NOTE: STELLAR MLS ANNUAL SUBSCRIPTION COSTS OR PRO-RATED STELLAR MLS ANNUAL SUBSCRIPTION COSTS ARE NOT REFUNDABLE. Initial _____

*SIGNATURE _____ Date _____

SIGNATURE REQUIRED STATING YOU AGREE TO THE ABOVE TERMS



Thompson Broker Participant Request to Participate

In conformity with the Stellar MLS Rules and Regulations and any reciprocal MLS Rules & Regulations, in which I agree to abide, I request participation in the Stellar Multiple Listing Service.

I understand that as the participant, there is a **one-time New Member Set Up Fee (\$150), a one-time New Office Set Up Fee (\$150) and the Annual Stellar MLS Subscription Costs.** I will be assessed the Annual Stellar MLS Subscription Costs, times the number of licensees employed by or affiliated with my office.

I also understand that the MLS exists for participants to exchange offers of cooperation and compensation on listings and that neither I, nor any of my licensees, may sell, lease, exchange, transmit or otherwise disseminate data on active listings to the general public.

The Participant indemnifies the Stellar Multiple Listing Service and any reciprocal Multiple Listing Service and agrees to hold harmless from and against all claims, losses, damages, costs and expenses of any kind, including attorney's fees, and from liability to any person arising from a Participant's negligence.

Definition of MLS Participant. Any REALTOR® of any other Association/Board or any non-Realtor® who is a principal, partner, corporate officer, or branch office manager acting on behalf of a principal, without further qualification, except as otherwise stipulated in these rules, shall be eligible to participate in Stellar MLS 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 real estate broker's license and offer or accept cooperation and 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 Stellar MLS 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 by or published by a Board Multiple Listing Service where access to such information is prohibited by law.

Office Name EASY REALTY Date _____

Broker Participant (please print) GREGORY OWEN

Broker Participant Signature Gregory Owen

*****BROKER SIGNATURE REQUIRED STATING YOU AGREE TO THE ABOVE TERMS*****