

bridgeMLS

Appraiser Participant

Revised: 12/2016

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New MLS Appraiser Participant Information

Thank you for your interest regarding participation in bridgeMLS. Enclosed: ●Application Form (2 pages) ●Service Center Locations ●Other information.

As a California licensed Real Estate Appraiser, you may become an MLS Appraiser Participant.

After becoming an Appraiser Participant, you:

- Have computer access to listing database, public records and property history.
- Have access to other MLS areas through our reciprocal program.
- Must attend MLS computer system training classes.

Make sure these items are included when you upload your application:

- Application Form completed and signed.
- Select the primary Service Center for all your Appraisers
- Copy of your Appraiser License or Certificate.
- Copy of your California Driver's License
- Credit Card Authorization Form
- Read the Rules and Regulations and make sure that all Appraisers do the same.

Fees can be charged to Mastercard, Visa, Discover or AMEX by uploading authorization form. There is a \$25 service charge for any refused charge.

Reminder:

- You have 60 days to complete a training course for the MLS computer system.
- Go online to our web site at www.bridgemls.com to check class schedules, register for a class, and get driving directions to class locations. Call bridgeMLS @ 510-848-4288 with any questions.

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Service Centers

Service Centers for BRIDGE's Multiple Listing Service are located in Alameda and Contra Costa Counties.

Appraiser Participants select a Service Center for all of their Appraisers in an office location.

The Service Centers:

- Assist with completing MLS application forms.
- Process applications for MLS Subscribers and Appraiser Participants.
- Collect fees for MLS Subscriptions, Reciprocal Listings, Staff Loaded Listings and other MLS fees.
- Provide MLS Starter Kits (Paragon Instructions, Profile Sheets, MLS Rules, etc.) to new MLS Subscribers and Appraiser Participants.
- Stock copies of bridgeMLS Rules and other MLS information.
- Accept Reciprocal Listings for Bay Cities MLS (San Francisco City and County), Bay Area Real Estate Information Service (Marin, Napa, Solano, Sonoma), RE Infolink (Monterey, San Benito, Santa Clara, Santa Cruz, San Mateo) and all other Reciprocating MLS's.
- Accept Listings to be Staff Loaded.

Service Center Locations

Antioch

Delta Association of
REALTORS®

3428 Hillcrest Ave.
Ste. 200
Antioch, CA 94531
925 757-8283
925 757-8393 – fax

Berkeley

Oakland/Berkeley Association of
REALTORS®

2855 Telegraph Ave. Ste. 600
Berkeley, CA 94705
510 848-4288
510 848-2439 – fax

Berkeley

bridgeMLS
(MLS only)

2855 Telegraph Ave. Ste.
600 Berkeley, CA 94705
510 848-4288
510 848-2439 – fax

bridgeMLS
Broker Participant
MLS Broker Participant Application

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I am a Licensed Real Estate Broker under California Law, and I hereby apply for participation in the multiple listing services of bridgeMLS.

Please Print Clearly

1. Primary Service Center: Antioch Berkeley Concord

2. Company Name (Must have proof of valid DBA): _____

Company Address: _____

City: _____ State: _____ Zip: _____

3. Company Phone: () _____ Your Extension: _____

4. Company Fax: () _____

5. Your Name (as it appears on Real Estate License):

First: _____ Last: _____

Home Address: _____

City: _____ State: _____ Zip: _____

6. Home Phone: () _____ Home Fax /Pager Number: () _____

7. Social Security Number (Last 4) XXX – XX – _ _ _ _

8. Bureau of Real Estate License Number: _ _ _ _ _

9. BRE License Expiration Date: _ / _ / _

10. Type of License: Broker (Individual) _____ Officer (Corporate) _____

11. Send my mail to my: Home __ Office __ Send my **MLS Bill** to Email address below Home Office

12. Would you like your personal phone number displayed on your listings: Y/N If Yes: () _____

13. E-mail address: _____ and/or Web Page _____

Please sign here, thereby giving bridgeMLS permission to send important communication regarding the MLS to your email address above. bridgeMLS will never sell or use this email address for any other purpose than to send important communication directly to you. Signature: _____

14. I would like any faxes sent to my: Home _____ Office _____ E-Mail _____

15. Do you belong to an Association of REALTORS®?

Yes _____ Association _____ Member # _____

16. No Refund: I understand that if this application is canceled or withdrawn I will not be entitled to a refund.

17. I understand I am required to submit a copy of my real estate license as a condition of subscribership.

Service Center Use Only

Appraiser Code _____ Office Code _____

10/01/16

2855 Telegraph Ave., Suite 600, Berkeley, CA 94705
Tel: (925) 363-2330 Fax: (925) 687-7099 Web Site: www.bridgемls.com

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I understand that Appraiser Participants who are not members of an Association of REALTORS® are not entitled to use the term REALTOR®, non-member Appraiser Participants pay the same MLS fees and costs as are paid by Appraiser Participants (REALTOR® members and non-REALTOR® members) and must abide by the Rules and Regulations of bridgeMLS as adopted or amended from time-to-time. This includes the participation in a hearing due to violations of the bridgeMLS Rules and also the duty to arbitrate business disputes with other Appraiser Participants. Non-member Appraiser Participants are not entitled to vote; to serve as an officer or director; or on any committee; to receive discounts on any REALTOR® Association services that are not part of bridgeMLS or to participate in or have a voice in the administration of bridgeMLS.

16. I acknowledge that by participating in bridgeMLS, I am obligated to arbitrate disputes submitted by other MLS Appraiser Participants and Subscribers and agree to abide by the decision.

17. ARBITRATION AGREEMENT:

- a. I hereby agree for myself and the company for which I act, to settle all disputes with any member of the bridgeMLS through binding arbitration conducted by any member of the California Association of REALTORS® in accordance with its rules and regulations or any client covered by the bridgeMLS Rules.
- b. Further, I agree to settle all disputes with any other MLS Appraiser Participant of the bridgeMLS or any other MLS Subscriber of the bridgeMLS, or any other MLS Appraiser Participant or MLS Subscriber of a MLS which shares a common database with the bridgeMLS through a Regional or Reciprocal Agreement, through binding arbitration to be conducted in accordance with the bridgeMLS Rules.

18. AUTHORIZATION TO RELEASE AND USE INFORMATION AND WAIVER: I authorize bridgeMLS or its representatives to verify any information in this application including contacting any MLS, the DRE, or current or past Appraiser or business associates. I further authorize any MLS in which I have been a member or MLS Appraiser Participant or MLS Subscriber to release all membership and disciplinary records to the bridgeMLS. I further authorize the bridgeMLS to use this information in determining future disciplinary sanctions. I waive any cause of action including, but not limited to, slander, libel, or defamation of character resulting from such verification, evaluation or other processing of this application or use of the information gathered by bridgeMLS, California Association of REALTORS®, National Association of REALTORS®, their Appraisers, employees, committees or members.

19. By becoming and remaining an MLS Appraiser Participant, I agree to abide by the Constitution, Bylaws, Code of Ethics and any other rule as from time to time amended of the National Association of REALTORS®, California Association of REALTORS®, and bridgeMLS.

20. I understand and agree that by becoming and remaining a MLS Appraiser Participant or MLS Subscriber to the bridgeMLS, I agree to abide by the bridgeMLS Rules, as from time to time amended, including but not limited to the following:

- a. I agree not to use the bridgeMLS data for any purpose other than to market property or support market valuations or appraisals as specifically set forth in the rules.
- b. I agree not to reproduce any portion of the active listings unless specifically authorized under the rules.
- c. I agree not to download bridgeMLS data except as provided in the bridgeMLS Rules.
- d. I agree not to allow anyone other bridgeMLS authorized Appraiser Participants, their subscribers and the clerical users as defined in the bridgeMLS Rules to access any computer receiving bridgeMLS

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information. I agree not to transmit the information to any Appraiser Participants, subscribers and clerical users not authorized to access the system by the rules. I agree not to use the bridgeMLS to create another product except as may be used by the Appraiser Participant who downloaded the data in compliance with the MLS Rules.

- e. I agree I will not give or sell my password to any person nor make it available to any person. I further understand that the California Penal Code and the United States Code prohibits unauthorized access to computer databases. I agree not to allow such unauthorized access by use of either any of my equipment or pass codes.
- f. I understand that the clerical users I have registered may be authorized to have limited access to the bridgeMLS for clerical support only. I understand that clerical users are not allowed to use the information in any way other than to provide such information to me. Persons performing any activities that require a real estate license are not eligible for this clerical user's classification. I further understand that any violation by a clerical user employed by me, under contract with me or used by me is my responsibility and can result in discipline to me and ultimate termination of MLS Services to me.

21. I understand and agree that the above statements are in addition to the bridgeMLS Rules, to which I have also agreed. Violation of any bridgeMLS Rule may result in discipline, fine and ultimate termination of the service. In addition to that, my actions may cause damage to the bridgeMLS and the bridgeMLS may pursue its legal remedies against me to recover such damages.

22. I am enclosing with his application my application fees and required annual fees, and agree to pay such fees as they may change from time-to-time so long as I am an Appraiser Participant or subscriber to bridgeMLS. Fees are to be paid on an annual basis. If not paid by the due date each licensee is subject to late fees as well as reinstatement fee. Failure to pay dues will result in the TERMINATION of subscription.

I certify that the information given in this application is true and correct.

Signature: _____ Date: ____/____/_____
Applicant for MLS Appraiser Participant