



*ad 112.50
25.00 dues
25.00 pay cash*

ACTIVE REALTOR® MEMBERSHIP APPLICATION

OMAHA BOARD OF REALTORS
11421 Davenport Street
Omaha, NE 68154

REC'D JUN 4 1982

I hereby make application for ACTIVE REALTOR® Membership:

NAME JOHN HAMMON COMPANY NAME N.P. DODGE
 HOME ADDRESS 1139 S. 32ND ST. BUSINESS ADDRESS 5015 DODGE ST.
 HOME PHONE 345-0910 BUSINESS PHONE 556-5008

In accordance with the Bylaws of the OMAHA BOARD OF REALTORS®, Active Members shall be

- a. Individuals licensed as real estate brokers who, as principals, partners, corporate officers or trustees, are actively engaged in the real estate profession, including buying, selling, exchanging, renting, leasing, managing, appraising for others for compensation, or financing, building, developing or sub-dividing real estate and who maintain or are associated with an established real estate office operating under the authority of that license.
- b. Individuals licensed as real estate brokers or salesmen who are actively engaged in the real estate profession and are associated with an Active Member as defined in Section 1(a) and meet the qualifications set out in Article V.

If my application is approved, I hereby agree to subscribe to and abide by the Articles of the Corporation, the bylaws of the Omaha Board of REALTORS®, the Code of Ethics of the NATIONAL ASSOCIATION OF REALTORS® and such other regulations as are, or, from time to time may be established.

I realize that the term REALTOR® belongs to the NATIONAL ASSOCIATION OF REALTORS® and, should I cease to be a member of the Omaha Board of REALTORS®, I agree to delete the terms from all advertising, business forms, office supplies, etc..

I waive all claims against the OMAHA BOARD OF REALTORS®, its Officers, Directors, Employees and Members, arising out of any act in connection with the consideration, acceptance or rejection of this application.

June 4, 1982
Date of Application
Kan Short
SIGNATURE OF DESIGNATED REALTOR®

JOHN HAMMON
Applicant's Name
506-70-8116
Applicant's Social Security Number

Initial fee of \$25.00 must accompany application.
1981 DUES
 Jan. 1 - March 31 \$150.00 July 1 - Sept. 30 \$75.00
 April 1 - June 30 \$112.50 Oct. 1 - Dec. 31 \$37.50

For Board Office use only

Rolo	<input checked="" type="checkbox"/>	P.O.	<input checked="" type="checkbox"/>
Scrp	<input checked="" type="checkbox"/>	MLS	<input checked="" type="checkbox"/>
LB	<input checked="" type="checkbox"/>	EDU	<input checked="" type="checkbox"/>
CRT	<input checked="" type="checkbox"/>	DUES	<input checked="" type="checkbox"/>

Board of Directors: _____

_____ Date Action

N.P. Dodge

TITLE KEY AGREEMENT

This agreement executed on 64, 19 82, by the Omaha Board of REALTORS as the Board and John Hammon of Omaha, Nebraska as Bailee.

The Board acknowledges receipt of the sum of \$25.00 from Bailee and Bailee acknowledges receipt of a certain "Title Key," lease No. 3510, code No. 140. The Board agrees to deposit said sum in a separate bank account. Upon a proper surrender of the Key to the Board as provided herein, the Board will issue a receipt and a refund in the amount of \$20.00 of the deposit will be forwarded within ten (10) days to the Bailee.

The Bailee acknowledges that title and ownership of the Title Key is now and shall remain in the said Board and that the Board reserves the right to recall or repossess the Title Key at any time and for any reason.

The Bailee covenants to keep the Title Key in his possession or in a safe place at all times. In the event the Bailee allows this Title Key or a duplication thereof to pass, by loan or otherwise, into unauthorized hands, the Bailee, or his successor in interest, agrees to hold harmless and reimburse the Board for any expenses or damages of whatever kind sustained by the Board that result therefrom. The Bailee agrees that in the event of the loss of his Key he will promptly give to the Board a notarized statement describing the details of its loss. In the event of the theft of his Key he shall in addition to the notarized statement, give a written statement to local police authorities. Bailee agrees to abide by the Board's decision concerning a replacement Key. In the event a replacement Key is issued, the Bailee agrees to pay the sum of \$50.00 to the Board. Upon the loss of a replacement Key, the Bailee agrees to pay the sum of \$100.00 to the Board for any subsequent Key (or Keys) issued to the Bailee. The sums collected for issuance of replacement Keys shall be non-refundable to the Bailee.

At the option of the Board, Bailee agrees to surrender his Key to the Board in the event that the Bailee terminates his present employment either voluntarily or involuntarily, or changes his real estate association, either by transferring his real estate license or otherwise. Under this paragraph, and in the event the Board exercises its option, the Bailee may apply for a new Key by executing a new Title Key Agreement.

In the event the Bailee fails to return the Title Key within 24 hours of the Board's demand, or promptly upon a termination of his present employment or affiliation and following the Board's exercise of its option to have the Title Key surrendered, the said deposit shall be forfeited to the Board. The Bailee further agrees to reimburse the Board in the event the Board incurs any expense in its effort to recover or repossess the Title Key. If the Board commences any legal proceedings against the Bailee to recover the said Key, the Bailee agrees to pay all such costs incurred by the Board or its assigns together with the Board's reasonable attorney's fee.

The Bailee agrees that he will not permit or encourage any person or organization to alter or duplicate the Title Key and that he will report immediately to the Board any alteration or duplication or attempts to alter or duplicate any Title Key.

Title Key to be used by Bailee in the normal performance of his duties but only after authorization has been obtained from the listing broker.

In the event of disputes involving compliance with this agreement, the Board may, at its option, convoke a committee of its members designated by it to hear and resolve said disputes.

Bailee agrees to abide by decision of that committee and that the decision of that committee is final unless reversed by the Board of Directors of the Board.

Bailee agrees to cooperate with any and all audits conducted by the Board in regard to the existence and use of Title Keys.

John Hammon
Bailee

OMAHA BOARD OF REALTORS

1134 S. 32ND ST. *345-0910*
Home Address Phone

by *Jammy Kleymann*
OBR Staff Member