

SVR AFFILIATE POLICIES

Affiliates share with their fellow Affiliates a common responsibility for the Affiliate Program's integrity and honor. To eliminate practices that could damage the public or otherwise discredit or bring dishonor to the Affiliate Program, the Affiliates have agreed to adopt and enforce these Policies and the Affiliate Code of Conduct. The term Affiliate has come to connote respect. In all professional functions, an Affiliate should be competent, prompt, diligent, and respectful to others.

Section 1 - Opinions

Affiliates should not attempt to gain any unfair advantage over their competitors, and all Affiliates shall refrain from making unsolicited comments about other practitioners. In instances where an Affiliates' opinion is sought, or where an Affiliate believes that comment is necessary, any opinion shall be offered in an objective, professional manner, and shall be uninfluenced by any personal motivation or potential advantage or gain.

Section 2 - Honesty

Affiliates remain obliged to treat all parties honestly. The behavior of each Affiliate is a reflection on all the Affiliates, and each Affiliate should ensure that they do not mislead clients and customers as to savings or other benefits that might be realized through use of the Affiliate's services. Affiliates shall be honest and truthful in their communications and shall present a true picture in their advertising, marketing, and other representations which allows Affiliates to use and display only professional licenses, certifications, and other credentials to which they are legitimately entitled.

Section 3 - Confidentiality

The obligation of Affiliates to preserve confidential information provided by their clients continues after termination of any professional relationship between the Affiliate and the client. Affiliates shall not knowingly, during or following the termination of professional relationships with their clients:

1. Reveal confidential information of clients; or
2. Use confidential information of clients to the disadvantage of the client; or
3. Use confidential information of clients for the REALTOR®'s advantage or the advantage of third parties unless:
 1. clients consent after full disclosure; or
 2. Affiliates are required by court order; or
 3. [it](#) is the intention of a client to commit a crime and the information is necessary to prevent the crime; or
 4. [it](#) is necessary to defend an Affiliate or Affiliate's employees or associates against an accusation of wrongful conduct.

Section 4 - Disclosures

Affiliates shall only be obligated to discover and disclose adverse factors reasonably apparent to someone with expertise in those areas. Affiliates shall avoid exaggeration, misrepresentation, or concealment of pertinent facts relating to the property or the transaction. Affiliates shall not undertake to provide professional services concerning products or services or its value where they have a present or contemplated interest unless such interest is specifically disclosed to all affected parties.

Section 5 - Relationships Between/Among Affiliates

Affiliates shall cooperate with other Affiliates except when cooperation is not in the customer or client's best interest. The obligation to cooperate does not include the obligation to share commissions, fees, or to otherwise compensate another Affiliate. Moreover, each Affiliate is required to understand any laws, rules or regulations regarding sharing of commissions, fees, or otherwise compensating another party for a referral, and all Affiliates shall abide by those laws, rules or regulations.

Section 6 - Services to Third Parties or REALTOR® Members

Affiliates shall not undertake to provide specialized professional services concerning a type of service that is outside their field of competence unless they engage the assistance of one who is competent on such types of service, or unless the facts are fully disclosed to the client. Any persons engaged to provide such assistance shall be so identified to the client and their contribution to the assignment should be set forth. Each Affiliate shall refrain from providing professional services requiring licensure if the Affiliate is not properly licensed to provide said professional services. Affiliates may retain a properly licensed individual to provide services to a customer or client but must fully disclose to the customer/client that a third party will be providing the services for which a license is required. Affiliates must exercise care and candor in any advertising or other public or private representations so that any party interested in receiving or otherwise benefiting from the Affiliate's offer will have clear, thorough, advance understanding of all the terms and conditions of the offer. The offering of any inducement to do business is subject to the limitations and restrictions of state law and the ethical obligations established by any applicable Standard of Practice.

Section 7 - Disciplinary Proceedings

If an Affiliate is accused of an unethical practice or asked to present evidence or to cooperate in any other way, in any professional standards proceeding or investigation, Affiliates shall place all pertinent facts before the Committee in which membership is held and shall take no action to disrupt or obstruct such processes. Affiliates shall not make any unauthorized disclosure or dissemination of the allegations, findings, or decision developed in connection with an ethics hearing or appeal or in connection with an arbitration hearing or procedural review. Affiliates shall not obstruct the Committee's investigative or professional standards proceedings by instituting or threatening to institute actions for libel, slander or defamation against any party to a professional standards proceeding or their witnesses based on the filing of an arbitration request, an ethics complaint, or testimony given before any tribunal. Affiliates shall not intentionally impede the Committee's investigative or disciplinary proceedings by filing multiple ethics complaints based on the same event or transaction.

SVR AFFILIATE CODE OF CONDUCT

Article 1: An Affiliate Member shall not deny equal professional services to any person for reasons of race, color, religion, sex, sexual orientation, handicap, familial status, or national origin. Affiliates shall not be parties to any plan or agreement to discriminate against a person or persons based on race, color, religion, sex, handicap, familial status, or national origin.

Article 2: Affiliates shall be informed and do business in accordance with laws, governmental regulations and public policies in the field in which the Affiliate customarily engages

Article 3: Affiliates shall provide a level of competent service in keeping with the standards of practice in the field in which the affiliate customarily engages.

Article 4: Affiliates shall promote their business in a positive and professional manner based on their merits and those of their company.

Article 5: Affiliates shall not knowingly or recklessly make false or misleading statements about competitors, REALTOR® members or other Affiliate Members, their businesses or their business practices.

Article 6: Affiliates shall avoid exaggeration, misrepresentation, and concealment of pertinent facts and not reveal facts considered confidential in the scope of their field of practice.

Article 7: Affiliates shall assure, whenever possible, that transactional details are in writing.

Article 8: Affiliates shall cooperate with and not intentionally impede any investigative or disciplinary proceedings conducted by the Association.

Article 9: Affiliates shall carry proper insurance and licensure, where applicable.

Article 10: Affiliates shall abide by the SVR By-Laws and aspire to abide by the REALTOR® Code of Ethics

Fee and Due Schedule

1. New member Set-Up Fee and portion of dues are due when Membership begins.
2. Monies paid are non-refundable.
3. When beginning a new membership, the dues are calculated for partial months as entire month. Example, New Corporate Member joins SVR on March 15th; the amount owed is \$100 (Set-Up) and \$125 dues for a total of \$225.
4. Annual dues are due and payable according to SVR Policies.

	Corporate Primary Fee Scale
New Member Set up Fee – One time	100.00
January	150.00
February	137.50
March	125.00
April	112.50
May	100.00
June	87.50
July	75.00
August	62.50
September	50.00
October	37.50
November	25.00
December	12.50