

Form #A-2—Request and Agreement to Arbitrate (Nonmember)

 (Board or State Association)

 (Address)

(City)

(State)

(Zip)

1. The undersigned agrees and wants to submit to arbitration before a Hearing Panel of the _____ Board of REALTORS® with the understanding that the arbitration will be conducted pursuant to the Code of Ethics and Arbitration Manual of the Board (or, alternatively, "in accordance with the professional standards procedures set forth in the Board's Bylaws"). The undersigned acknowledges having had the opportunity to review the Board's procedures or having been provided with a copy of the procedures.

2. I am informed that each person named below is a member in good standing of the Board (or Participant in its MLS), or was a member of said Board of REALTORS® at the time the dispute arose.

3. A dispute arising out of the real estate business as defined by Article 17 of the Code of Ethics exists between me and (list all persons and/or firms you wish to name as Respondents to this arbitration): **Naming a REALTOR® principal as respondent enables the complainant to know who will participate in the hearing from the respondent's firm; naming a firm may increase the likelihood of collecting any resulting award.***

_____, REALTOR® principal _____
 (Name) (Address)

_____, REALTOR® principal _____
 (Name) (Address)

 (Firm) (Address)

4. There is due, unpaid and owing to me (or I retain) from the above-named persons the sum of \$ _____. My claim is predicated upon the statement attached, marked Exhibit 1 and incorporated by reference into this application.

5. The undersigned confirms that execution of this Agreement is wholly voluntary and, pursuant to this Agreement, agrees and promises to abide absolutely by the award of the Hearing Panel and, in the event of adverse decision, to make prompt compliance and to pay the fees and costs as provided by the Board's Professional Standards procedures.

6. I enclose my check in the sum of \$ _____ for the arbitration filing fee.** ***(Not to exceed \$500)

7. *I understand that I may be represented by counsel, and that I am requested to give written notice of my intention to have counsel present fifteen (15) days before the hearing to the Board and the other party, including legal counsel's name, address and phone number. Failure to provide this notice will not invalidate my right to legal representation, however, upon the request of any other party, a continue of the hearing may be granted if the hearing panel determines that the rights of any other party require representation by legal counsel. (Revised 1/98) All parties appearing at the hearing may be called as witnesses without advance notice.*

8. *The Complainant must provide a list of witnesses he/she intends to call at the hearing and copies of exhibits to the Board and to the other party not less than fifteen (15) days before the hearing. The Respondent must provide a list of witnesses he/she intends to call at the hearing and copies of exhibits to the Board and to the other party not less than*

seven (7) days prior to the hearing. Each party shall arrange for his/her witnesses to be present at the time and place designated for the hearing. (Revised 1/98)

9. Failure to provide a list of witnesses and copies of exhibits within the time specified will constitute a waiver of the right to call those witnesses or use exhibits at the hearing, unless the Chairperson agrees to allow their testimony or use of exhibits.

10. Under the penalties of perjury, I declare that this application and the allegations contained herein are true and correct to the best of my knowledge and belief and this request for arbitration is filed within 180 days after the closing of the transaction, if any, or within 180 days after the facts constituting the arbitrable matter could have been known in the exercise of reasonable diligence, whichever is later. (Revised 11/97)

11. Are the circumstances giving rise to this arbitration request the subject of civil litigation? ____ Yes ____ No

12. This shall be deemed an arbitration agreement within the meaning of the Revised Judicature Act, section 5001 *et seq*; MSA 27A.5001 *et seq*; MCLA 600.5001 *et seq*; and Michigan Court Rule 3.602 and the undersigned agree that such judgment may be entered in any circuit court upon the award.

13. If either party to an Arbitration Request believes that the Grievance Committee has incorrectly classified the issue presented in the request (i.e. mandatory or voluntary), the party has 20 days from the date of the receipt of the Grievance Committee's decision to file a written appeal of the decision. Only those materials that the Grievance Committee had at the time of its determination may be considered with the appeal by the Board of Directors.

14. Important note related to arbitration conducted pursuant to Standard of Practice 17-4(1) or (2). Where arbitration is conducted between two (or more) cooperating brokers pursuant to Standard of Practice 17-4(1) or (2), the amount in dispute and the amount of any potential resulting award is limited to the amount paid to the respondent by the listing broker, seller or landlord and any amount credited or paid to a party to the transaction at the direction of the respondent.

15. Agreements to arbitrate are irrevocable. (Amended 11/08)

Dated: _____ at _____

Complainant(s):

_____ Signature of Complainant			_____ Signature of Complainant		
_____ Name (Type or Print)			_____ Name (Type or Print)		
_____ Street Address			_____ Street Address		
_____ City	_____ State	_____ Zip	_____ City	_____ State	_____ Zip
Phone:(_____) _____			Phone: (_____) _____		
E-mail _____			E-mail _____		

***Complainants may name one or more REALTOR® principals or a firm comprised of REALTOR® principals as respondent(s). Or, complainants may name REALTOR® principals and firms as respondents.**

(Revised 11/14)