

Rules and Regulations Governing the BTVAR HOMES Publications and Broker Agreement Contract to their Terms and Use. 2016 - 2018

Ownership of the Publication- The Bristol HOMES Magazine and the Wise, Lee & Scott Counties HOMES Magazine shall be owned and published by the Bristol Tennessee-Virginia Association of REALTORS®, Inc. (BTVAR)

Appointment of the Committee- The President of the Association shall appoint, with the approval of the Board of Directors, a Chairperson of the Bristol HOMES Magazine Committee. The Chairperson (*amended 01/16*) shall select a Committee consisting of 9 to 12 REALTOR® Members- consisting of 3 Brokers, 3 Members representing the largest companies, 3 Members representing the small-medium companies and *at least 2 Members representing the Wise, Lee & Scott County Magazine*, for three (3) year terms. (*amended 02/11*) The size of the firm shall be defined as follows: Small – 1 through 4 Licensees, Medium – 5 thru 9 Licensees; and Large- 10 and up Licensees, *Wise, Lee & Scott will be represented by REALTOR® Members belonging to BTVAR.* (*amended 02/11*) Collectively, each firm may only be represented by one Committee Member. (The first selection of Committee Members will be for terms of one (1) to three (3) years.) The Chairperson of the Committee and the Executive Officer will serve as liaisons with the Publisher. (*amended 11/03*)

Duties of the Committee- 1. Formulate and recommend Rules and Regulations for the publication of the HOMES Magazines and submit to the Board of Directors of BTVAR for approval. 2. Review on an annual basis the performance of the Publisher and make recommendations for the incoming Committee. 3. Select Publishers to be invited to bid on new contracts whenever appropriate. 4. Review bids and select publisher upon approval by the Board of Directors. 5. Review violations and make appropriate recommendations to the Board of Directors of the Bristol Tennessee-Virginia Association of REALTORS®.

Rules and Regulations

1. All REALTORS and Affiliate Members of BTVAR may advertise in the Bristol HOMES Magazine (BHM) and the Wise, Lee & Scott Counties HOMES Magazine. REALTORS® advertising in the HOMES Magazines, including those from other Associations, agree to abide by the established Rules and Regulations approved by the Board of Directors of BTVAR. *The Broker's signature for each office or firm will signify acknowledgement and acceptance of the Rules and Regulations by their Licensees and must be on file with the HOMES Magazine Committee prior to advertising.* (*amended 02/11*)

2. *"The advertising of properties for sale, lease, or option in the Bristol HOMES Magazine is available only to REALTORS® in good standing. Affiliate Members of the Bristol Association of REALTORS® may not advertise any product or service that the HOMES Magazine Committee determines to be in any way conflicting with the business objectives of the REALTOR® Community.*(*amended 09/13*)

3. Only properties currently listed for sale or properties that have sold may be advertised in compliance with Article 12 of the Code of Ethics of the National Association of REALTORS®
4. Properties advertised must display either an MLS number or a concise property address/location. *(amended 01/16)*
5. All real estate advertising placed by REALTORS® through the HOMES Magazines must comply with all Acts of Congress and all Rules and Regulations promulgated there-under including without limitation: discrimination based on race, color, religion, sex, age, handicap, familial status, sexual orientation, political ideology, financial status, or national origin.
6. Any “Broker Assisted” listing advertised in the HOMES Magazines shall not bear the terms “For Sale by Owner” or “FSBO” in the advertisement.
7. REALTOR® advertisers are responsible for the content and correctness of their advertisement but are not responsible for misprints, typographical errors, or errors of the Publishers which are beyond their control.
8. Use of REALTOR® of the Year, President of the Association, Award Recipient, etc. can be used, but the year the office was held or the year the award was given and its origin must be used. Awards listed must be real estate related. Example: 1995 Association President of BTVAR (Past President may be used), 1997 Award Recipient of BTVAR. *(amended 06/06)*
9. All REALTORS® advertising in the HOMES Magazines must comply with the same Rules as established for the Membership of BTVAR as well as strict compliance with the Code of Ethics of the National Association of REALTORS®. *(amended 01/16)*
10. Brokers may include in their ads only Agents who maintain an active real estate license and who hold a valid and current Membership with the National Association of REALTORS® (NAR). New Agents may be included after completing all the requirements for Membership, including all applicable fees. *(amended 09/04)*
11. REALTORS® may not distribute the Bristol HOMES Magazine in public places with Agent cards or company logos stamped for self-promotion other than at their own firm’s office(s) location. *(amended 05/12)*
12. Photographs of HOMES currently listed for sale will be showcased in multiple displays on the cover of the HOMES Magazines. These selections will be made in a rotating basis to each office or firm in which the Broker is a Member or Secondary Member in good standing with the Bristol Tennessee Virginia Association of REALTORS®. The location of the Company advertisements will be rotated in a similar manner. *(amended 02/11)*
 - a. I) Magazine Cover: “Free”, Bristol Sign Logo (background), Now Available Online (BristolHOMESMag.com), Bristol and Surrounding Area Real Estate Listings HOMES, List of those offices or firms eligible for monthly rotation of four offices each month showcasing one property per office or firm along with the index for each month are to be listed in alphabetical order with page number referenced for the front cover of the Bristol HOMES Magazine. *(amended 02/11)*

II) Magazine Cover: “Free”, Now Available Online
(SouthwestVaHOMESMag.com), Wise, Lee & Counties & Surrounding Area Real

Estate Listings HOMES, List of those offices or firms eligible for monthly rotation of four to six offices each month showcasing one property per office or firm (amended 03/12), along with the Index containing Office or Firm Names in alphabetical order with page number referenced for the front cover of the Scott, Lee and Wise Counties HOMES Magazine. (Amended 03/12)

b. List will be alphabetical and on a rotating basis with the beginning point chosen by lottery by the Publisher.

c. Photographs will be of a professional quality, unmanipulated, and present “a true picture” of a property per the Code of Ethics of the National Association of REALTORS®, specifically Article 12. (amended 01/16)

d. No personal photographs.

e. REALTOR® Brokers in rotation will be given the front cover and recognized as follows: Firm Name, Firm phone, and Page No.

f. HOMES appearing on front cover must be an active listing at deadline time of submission.

g. No Member is allowed to advertise a property on the front cover of the HOMES Magazine where Transfer of Title will be by Certificate of Title or Certificate of Origin.

Adherence to Deadlines- All advertising, copy and pictures, along with payment for ads must be submitted to the Publisher on the deadlines established by the Publisher.

Violations and Enforcement Thereof- Along with Member policing, The Bristol HOMES Magazine Committee Chairperson (amended 01/16) shall appoint two Members for representation: one Member for Bristol HOMES Magazine and one Member for the Wise, Lee and Scott Counties HOMES Magazine to act as Sergeants at Arms - policing each issue for violations of the Rules and Regulations. (amended 02/11) Any violation of the Rules shall be reported in writing within ten (10) days of the known violation to the Executive Officer of the Bristol Tennessee-Virginia Association of REALTORS® at 900 Anderson Street, 2nd Floor Bristol, Tennessee 37620 or emailed to BTVAR@BTES.TV . The Bristol HOMES Magazine Committee will be notified of the receipt of violation and will:

1. Verify that a violation has occurred
2. Authorize written notice to be sent to the Broker within five (5) days identifying the offense and explaining any disciplinary action or fees to be imposed. (amended 03/12)

Payment of fines must be made within ten (10) days of receipt of the notice. The following sanctions shall be imposed for violations:

A. First Violation- Written notification will be sent to Broker

B. Second Violation-\$25 fine per violation billed to the Broker

C. Repeated or Flagrant Violations or Failure to Pay a Fine- advertising to be denied for one (1) month upon recommendation of the Bristol HOMES Magazine Committee and approval of the Board of Directors.

Any Broker contesting the imposition of a sanction may request, in writing, a hearing before the Bristol HOMES Magazine Committee explaining why the sanction should not be imposed. Should such a hearing be requested, it shall be heard within thirty (30) days of any such request and imposition of an impending sanction delayed until such time as the hearing can be held. Any appeal of the Committee's decision will be directed to the Board of Directors of the Bristol Tennessee-Virginia Association of REALTORS®.

Amendments to Rules and Regulations- Amendments to the Rules may be made at any meeting of the Bristol HOMES Magazine Committee and shall be approved by the Board of Directors of the Bristol Tennessee-Virginia Association of REALTORS® at which a majority of the Members are present provided notice of at least seven (7) days has been given and that such Amendments shall be considered at a given meeting.

The undersigned have read and understand the Requirements for advertising in the Bristol HOMES Magazine and the Lee, Wise and Scott Counties HOMES Magazine prior to advertising and agree that they will completely and faithfully abide these Requirements.

Broker Name/ Firm Name

DATE