

The PROs and CONs of breaking the three-way agreement or cancelling NAR membership

PROs

- REALTOR® Trademark
- Code of Ethics
- Education
- Designations
- Advocacy/RPAC
 - Protection of Mortgage Interest Deduction
 - Renewal of National Flood Insurance Plan
 - Protection of 1031 Exchange
 - Protection of Independent Contractor Status
- REALTOR® Advertisements/Promotions
- Umbrella Directors & Officers Insurance
 - Will it be renewed?
- REALTOR® Property Resource (RPR)
- Industry News
- Member Discounts on various services/products

CONs

- Bound by Three-Way Agreement (National/State/Local)
- NAR/IR Mandates (Clear Cooperation, sharing with Assessor)
- Rules and Regulations dictated, not local specific
- Lack of local control
- “Punished” for others’ bad behavior (one-size or discipline doesn’t fit all)
- No longer member-centric
- Additional costs (annual dues for not, will there be a special assessment to pay settlement?)
- NAR Settlement requirements (commissions/compensation)
- Core Standards (harder for some smaller associations)
- Handling of lawsuits/forcing of settlement(s)
- Loss of trust or integrity among membership
- No access to Idaho REALTOR® forms
- No access to IR Legal Hotline
- Long-term viability of NAR