

Benefits of North Dakota Association of REALTOR®'s Forms

REALTOR® Association Benefits

- Accessibility: All NDAR Members will have access to the forms through Lone Wolf's Transaction Desk on the NDAR's website. The NDAR will work with local Associations, MLSs, and REALTORS® to provide the forms on platforms/vendors of the MLSs and REALTORS'® choice such as Ziplogic, DocuSign, Dotloop, Skyslope, etc.
- Consistency: Forms are updated as needed to assure ND REALTORS® the forms comply with state and federal law/regulations. All REALTORS® can expect updates to be rolled out on the same date every year (July 1) accompanied with applicable training.
- Expertise: Local REALTOR® Association Executives and staff do not have to be an expert on forms and shall have more time for other Association work and membership functions.
- Liability: Uniformity of forms and practices reduce disputes and ambiguity. Local REALTOR® Associations no longer have the liability of creating and maintaining the forms.
- Resources: Local REALTOR® Associations do not have to expend resources (time and money) on legal counsel when creating and maintaining forms.
- Time: Local REALTOR® Associations' staff and Members save time otherwise spent in Forms Committees and consulting with legal counsel.
- Value: Forms as a NDAR REALTOR® benefit increase the value of being represented by a REALTOR®. They are an added source of consistency and client and REALTOR® protection. As the industry grows, changes, and becomes more litigious, it will be advantageous for non-members to join the REALTOR® Association(s) to obtain access to forms and the associated training opportunities.
- Voice: Local REALTOR® Associations will continue to have a fair voice in the creation and updating of the forms at the NDAR Association level.

REALTOR® Broker Benefits

- Consistency: REALTOR® Brokers do not need to review boilerplate language of each individual Board's form(s) or risk misunderstanding different forms.
- Expertise: REALTOR® Brokers will become experts at one set of forms and find consistency in best practices throughout the entire marketplace.
- Liability: Uniformity of forms and practices reduce disputes and ambiguity between REALTORS®.
- Resources: The NDAR legal counsel Casey Chapman, who has assisted member Brokers for many years through the NDAR "Broker Hotline," has reviewed all the forms. Chapman has recommended appropriate language to address common issues and disputes. This adds protections for both buyers, sellers, and REALTORS® in our marketplaces. It also allows NDAR legal counsel, through the Broker Hotline, a consistent understanding of practices and forms when one common set is being utilized.
- Time: REALTOR® Brokers have the same understanding of the forms and this saves time. The contracts could also be used as examples in the pre-licensing courses for ND so new REALTORS® will have familiarity with the forms prior to being trained by each REALTOR® Broker/Manager.
- Training: Forms training by legal counsel or other qualified trainers will be consistent across the state so there is a common understanding of real estate practices across ND.
- Value: Having access to and knowledge of a comprehensive set of forms increases the value of being represented by a REALTOR®.

REALTOR® Salesperson Benefits

- Consistency: REALTOR® Salespersons do not need to review boilerplate language of individual Association's form(s) or risk misunderstanding different forms. The NDAR's forms will be a common "language" for all Members.
- Expertise: REALTOR® Salespersons will become experts at one set of forms and widen their understanding of best practices throughout the entire marketplace.
- Liability: Uniformity of forms and practices reduce disputes and ambiguity between REALTORS®.
- Time: REALTOR® Salespersons have the same understanding of the forms and this saves time.
- Training: Forms training by legal counsel or other qualified trainers will be consistent across the state so there is a common understanding of real estate practices across ND.
- Value: Having access to and knowledge of a comprehensive set of forms increases the value of being represented by a REALTOR®.