Dayton REALTORS®
2025 Rookie of the Year Award
Rules & Eligibility

PURPOSE: To give recognition to a REALTOR® member of Dayton REALTORS® who has been licensed between October 1, 2023 and September 30, 2024 and has achieved the highest number of transactions closed during the award period. In the event multiple applicants achieve the same number of transactions the applicant with the highest transaction dollar volume during the award period will be the tie-breaker.

ELIGIBILITY: Any REALTOR® member of Dayton REALTORS® with a first license issuance date between October 1, 2023 and September 30, 2024 currently in good standing is eligible provided applicant has not been licensed in any prior year or in another state. **An agent who is part of a team may not apply for this award regardless of their level of involvement in the team**. A Team shall be defined as a business affiliation of two or more licensed agents in the same brokerage, who, as a regular practice, list and/or sell property and who hold themselves out to the public as a Team in any of their social media or marketing. If this definition describes your business you are not eligible for this award.

Only sales closed during the time an applicant is a member of the association will count. A member who has been found guilty of unethical conduct by the Ohio REALTORS Professional Standards Committee during the award year is ineligible for an award during that award year. A member who has been found in violation of Section 4735.18 of the Ohio Real Estate Laws and Rules by the Ohio Real Estate Commission is ineligible for an award during that award year. All real estate sales shall be considered eligible whether residential, commercial or industrial. Only commercial/industrial leases may be claimed (multi-year leases must be claimed one time only in the first year of the lease.) The words "sales" and "leases" are hereinafter used interchangeably. Transactions claimed must have closed BETWEEN October 1, 2024 AND September 30, 2025.

The Important Rules

1. Applications must be received at the office of Dayton REALTORS® by 5:00 p.m. on November 3, 2025. It is the sole responsibility of the application to ensure that their application meets the deadline stated above. All applications received after the deadline date will not be accepted.

2. The application must be typed (No hand written applications accepted.) complete and all pages signed by the applicant. The signature of the broker or office manager must appear on the all pages of the application. If the applicant was licensed with more than one broker during the award period, the signature of a broker or office manger must appear on each page of the application to certify the transactions made while the applicant was licensed with their company. In the event that a salesperson or company makes an incorrect claim or gives incorrect information, the applicant may be barred from eligibility to participate in the Rookie of the Year Award for the current award year. The Committee reserves the right to randomly audit applications and verify any or all sales reported. In the event an applicant's application is audited, the applicant agrees to provide the following documentation to verify any or all sales reported: Contract to Purchase, Listing Agreement and HUD-1 Settlement Statement.

3. If an applicant has any questions regarding what is acceptable, it is incumbent upon him/her to contact the Recognition Committee Chairperson before submitting an application that may disqualify the applicant for the award. The ultimate responsibility lies with the individual. **Don't sign the application until you are certain it is correct and complete.**

4. Name of applicant must appear as it appears on license. Member number must be completed.

5. No minimum transaction volume is required to participate in this award.

6. CLOSING DATES MUST BE INDICATED AND IN CHRONOLOGICAL ORDER. Each transaction must include the date closed, address (Ohio properties only), listing agent and firm, selling agent and firm, sale/lease price, dollar amount claimed and transaction credit claimed. To claim credit for both listing and selling sides in a transaction, there must be both a contract to purchase and a listing agreement signed by the seller on file with the firm. If the applicant lists AND sells the property, one (1) transaction credit may be claimed. If the applicant list OR sells the property, 1/2 (.5) transaction credit may be claimed. If two listing OR two selling agents sell the property 1/4 (.25) transaction credit may be claimed. The transaction credit to be claimed is obtained by dividing 1 by the number of sales agents participating in the sale (no more than 2 per side). To fill in the dollar amount claimed enter the total sales price if the applicant lists AND sells the property. Enter one-half of the total sales price if the applicant serves only to list OR sell the property. Enter one-quarter the total sales price if two listing OR selling agents list or sell the property.

COMMISSIONS OR BONUSES CANNOT BE INCLUDED ON THIS APPLICATION.

EXAMPLE

	Property	Transaction Credit Claimed	Dollar Amount Claimed
Agent lists and sells	$50,000	1	$50,000
Agent lists only	$50,000	.5	$25,000
Agent sells only	$50,000	.5	$25,000
Two listing agents	$50,000	.25	$12,500
Two selling agents	$50,000	.25	$12.500

7. For Sale By Owner and unlisted new build transaction credit can only be given for the selling portion of the transaction.

8. Team recognition is not provided for in this program. This is an individual award and assignment of credit for transactions is prohibited.

9. Only commercial/industrial leases may be claimed. Multi-year leases must be claimed one-time only in the first year of the lease for the full amount of the lease.

10. Credit will not be given for referrals.

11. All applications MUST show page totals for the "Transactions Credits Claimed" and "$ Amount Claimed" columns.

12. Applications must be submitted on the 2025 Dayton REALTORS® Rookie of the Year application. Sales transaction information required on the application may be submitted in computer-generated form as long as the information is presented in the EXACT FORMAT as the application form itself. The Rookie of the Year Application must still be submitted to supply the other required information. Reproductions of the form may be used.

13. All applications submitted must include a digital photo submitted via email to kpitchel@daytonrealtors.org. The photo must be a head and shoulders photo only with no props. Digital photo size must be at least 300x400 pixels at 200 dpi. Applications submitted without a digital photo will not be accepted. Black & white photographs will not be accepted. An application will be disqualified if a digital photo is not submitted via email.

14. NO FAX TRANSMISSIONS WILL BE ACCEPTED.

15. Applications become the property of Dayton REALTORS® once submitted and will be disqualified if incomplete, improperly filled out, illegible or if any information is found to be incorrect.

16. Award will be presented to the recipient at the annual Dayton REALTORS® Sales Leader Club Recognition event.

17. Failure to abide by these rules will result in disqualification of the applicant from participating in the Rookie of the Year Award Program for the current award year. Such decisions shall be made by the Recognition Committee, subject to approval by the Board of Directors. Such decisions shall be final.

18. The Recognition Committee, composed of 12 members appointed by the President, will serve as the official selection body, and its decisions shall be final. Four members shall be appointed each year for a term of three years.