



NORTHERN RHODE ISLAND
BOARD OF REALTORS®

Phone: (401) 333-6343 Email: nribr@nrirealtors.org Web: www.nribr.realtor

Guidelines – 2024 Diamond Awards **for Professional Sales**

Contest Period: January 1, 2024 through December 31, 2024.

Deadline is 11:59 PM, EST, on 1/24/2025.

I. GENERAL

- A. The Diamond Award for Professional Sales, sponsored by the Northern Rhode Island Board of REALTORS®, is composed of outstanding members who are REALTORS® and who have attained designated sales and listing total. Any NRIBR member who attains these designated goals, is eligible for participation in the Diamond Awards for Professional Sales.
- B. Each candidate for an award must have been a paid member in good standing of the Northern Rhode Island Board of REALTORS® for a minimum of 30 days any time between 1/1/2024—12/31/2024 and is eligible to participate in only one Board's Sales Recognition program for the same production year. All applications shall be submitted electronically **via this [GOOGLE FORM](#)**. If you do not have a Google account, the following link provides step-by-step instructions to set up a free account: <https://accounts.google.com/signup>. **NO EMAILED OR PAPER COPIES WILL BE ACCEPTED.**
- C. A news release will be prepared and distributed to the media. All Principal Brokers are encouraged to publicize their licensees who achieve the Diamond Awards for Professional Sales.
- D. All Entries are Reviewed. The Program Task Force reserves the right to request additional documentation and supporting material. Office records pertinent to verification of information submitted shall be made available to the Task Force upon request. Applicants must comply with documentation requests within 5 business days. If an applicant does not provide the required documentation, this may result in the disqualification of their application. Failing to submit any documents will result in delays and notification to your Principal Broker.
- E. Please call the Board at (401) 333-6343 or email nribr@nrirealtors.org Mon-Fri 8:30AM – 4:30PM EST if you have any questions. If you have the ability to volunteer some of your time, please contact us as this is a 100% volunteer supported program.
- F. Electronic signatures are acceptable.
- G. NRIBR will provide an electronic certificate only.
- H. All applicants will be required to certify that they have read and will comply with the Diamond Sales rules.

II. PURPOSE

- A. To recognize and encourage outstanding members of the Northern Rhode Island Board of REALTORS®.

- B. To honor their achievements as individuals, teams and as members of the Local, State, and National REALTOR® organizations who are striving to provide the highest professional service in the real estate field.

III. AWARD CATEGORIES

- A. Diamond Award for Professional Sales – Individual and Team. Minimum qualifications for sales volumes are printed below. A combined total of residential and/or commercial sales is acceptable.

Applying as an Individual:

1 Diamond	2 million to 3.99 million
2 Diamond	4 million to 5.99 million
3 Diamond	6 million to 7.99 million
4 Diamond	8 million to 9.99 million
Platinum	10 million to 19.99 million
Platinum Plus	20 million and up

Small teams = 2-5 people on team

1 Diamond	4 million to 7.99 million
2 Diamond	8 million to 11.99 million
3 Diamond	12 million to 15.99 million
4 Diamond	16 million to 19.99 million
Platinum	20 million to 39.99 million
Platinum Plus	40 million and up

Large Teams = 6+ people on team

1 Diamond	12 million to 23.99 million
2 Diamond	24 million to 35.99 million
3 Diamond	36 million to 47.99 million
4 Diamond	48 million to 59.99 million
Platinum	60 million to 119.99 million
Platinum Plus	120 million

- B. Sales and listings, including single family; multi-family; land, commercial and industrial buildings; commercial land in any state. Rentals, leases, and referrals are not eligible.

- C. All CLOSED transactions between January 1, 2024, and midnight December 31, 2024, shall be counted for eligibility purposes.
- D. All applicants must use the MLS Market Award Report in Matrix for RI Properties, available on the Rhode Island Statewide Listing Service. Rhode Island MLS sales as well as non-MLS sales in any state shall be considered. For any non-RI Statewide MLS sales, including those in other states, please see Section VI, Letter B of these rules for further guidance.

IV. ELIGIBILITY, CALCULATIONS AND FORM REQUIREMENTS

- A. Achieve the minimum qualification, volume of \$2,000,000 (individual) or above (teams).

Sample illustrations applying to both in-house and co-broker sales: As the selling agent, you are entitled to 100% of the gross sales price. As the listing agent, you are entitled to 100% of the gross sales price. As both listing and selling agent, you are entitled to 200% of the gross sales price.

- B. Listing or Sale Volume attained individually by one REALTOR® cannot be assigned to another REALTOR® or team for purposes of meeting contest rules.
- C. For any properties reported as a co-listing: only one listing agent will receive 50% credit and one selling agent will receive 50% credit- so each has equal volume - unless one individual forfeits their 50% to the other agent. In this case, both will have to complete the form appearing on page 6 of these Guidelines.
- D. Individual Awards—Only one agent will be allowed credit as the Listing Agent or Selling Agent for any one given property.

Individual Award example: A salesperson reporting only personally generated commissions, possibly working with an assistant, but with the assistant doing only clerical work.

- E. Team Awards—All properties submitted must be listed and/or sold by the team. Individual listings and sales **cannot** be combined to represent totals of a team.
 1. Team applications require a Team MLS ID number – NO EXCEPTIONS. This Team MLS ID number to be reflected on all MLS Market Award Reports from RI’s Statewide Multiple Listing Service’s Matrix System. It is the responsibility of the Team to keep the Team Leader’s Name and ID number updated with all Multiple Listing Services. All applications and documents submitted shall reflect the correct Team Leader’s Name and ID number, in addition to the Team Name and Team ID number.
 2. If applying for a team award, you must list all of the licensed individuals who will be recognized with you. All members of the team must be paid members of the Northern Rhode Island Board of REALTORS® for a minimum of 30 days. It is the team leader’s responsibility to ensure all individuals listed with the team are members of the NRIBR prior to applying.
 3. In the event of a dispute between the team leader and a team member (past or current) regarding credit for the Awards, a team member must leave their total with the team for the period of their affiliation, unless there is written agreement to the contrary between the parties involved.

Team Award example: Two or more individuals, licensed and working as salespeople, who handle transactions together. Anyone assisted by one or more people performing non-clerical real estate functions

on a regular basis. Non-clerical work includes but is not limited to making cold calls, holding open houses, showing property to buyers or performing real estate sales functions, advertise as a team, or meet the Rhode Island Department of Business Regulation's definition of a team.

V. SUBMITTING YOUR APPLICATION

A. Google Form Application - [GOOGLE FORM](#) to access the 2024 Diamond Sales Award Application. Complete all the necessary fields on the Google form document. No paper or emailed applications will be accepted.

B. Generate Sales Documentation Reports – Applicants must provide documentation outlining their sales volume as part of their application packet. Run the following reports as necessary and upload your combined reports in one PDF file as part of your Google Form application. Step-by-step instructions for running the reports can be found on page 7 of these Guidelines. The Program Task Force will only accept the following reports:

Rhode Island MLS Sales Only

RI Market Award Report from the Statewide MLS Matrix System.

Non-Rhode Island MLS Sales

The Non-RI Statewide MLS Sales Verification Letter for each Property (see page 5)

Out of State Sales

If you plan to include non-RI MLS sales, run the following reports as well.

- The MA MLS Pin Market Award Report
- The Smart CT MLS Market Award Report
- Or the MA Sold Translate Sheet for each MA property.
- Or the CT Sold Translate Sheet for each CT property.
- For sales outside of RI, MA or CT, please provide the comparable MLS report for that state. The report must contain the applicant's name and MLS ID number for individuals. For teams, the report must contain the team's name and team ID.
- Or the Non-Rhode Island MLS Sales Verification Letter for each property (see page 5).

Any party or candidate found to have falsified information or documentation will be disqualified from participating.

FILING DEADLINE: 1/24/2025. NO EXCEPTIONS. NO EXTENSIONS.



NORTHERN RHODE ISLAND
BOARD OF REALTORS®

2024 NON-RI MLS SALES CERTIFICATION LETTER

We/I, the undersigned, having been a party to the sale of the property located at:

Address City State Zip

Do hereby authorize:

_____ **(name of real estate agent or real estate team)**

To use this real property address as a non-MLS transaction for the sole purpose of submission to the 2024 Northern Rhode Island Board of REALTORS® Diamond Sales Awards.

This authorization is only valid upon signature by applicable parties involved in the above-referenced sale.

Seller/Buyer Signature

Closing Date

Seller/Buyer (print name)

Contact Information-Cell or Email Address

Sales Agent Signature

Principal Broker is responsible for validity of this non-RI MLS transaction.

Principal Broker's Signature and Date

Company

Final Sales Price for this property

**The Northern Rhode Island Board of REALTORS® Program Task Force
retains the right to verify the above information.**

Phone: (401) 333-6343 Email: nribr@nrirealtors.org Web: www.nribr.realtor



NORTHERN RHODE ISLAND
BOARD OF REALTORS®

2024 Waiver for Co-Listing or Co-Selling Agents

We, the undersigned, have either co-listed or co-sold the following property, and in accordance Section IV, Letter C of the Diamond Sales Rules & Guidelines, submit the following authorization to the Program Task Force of the NRIBR:

For property located at:

(Address) (City) (State) (Zip)

(MLS #) (Name & State of the Multiple Listing Service) (Closing date) (Final Sales Price)

Do hereby authorize:

(name of real estate agent)

to receive the full volume credit as the (circle as applicable): co-listing agent co-selling agent

For the sole purpose of submission to the 2024 Northern Rhode Island Board of REALTORS® Diamond Sales Awards.

This authorization is only valid upon signature by co-listing agents or co-selling agents in above-referenced sales and certified by the Principal Broker's signature.

Co-Listing Agent 1 (signature & date)

Co-Listing Agent 1 (Print name)

Co-Listing Agent 2 (signature & date)

Co-Listing Agent 2 (Print name)

Co-Selling Agent 1 (signature & date)

Co-Selling Agent 1 (Print name)

Co-Selling Agent 2 (signature & date)

Co-Selling Agent 2 (Print name)

Principal Broker is responsible for validity of this waiver.

Principal Broker

Company

The Northern Rhode Island Board of REALTORS® Program Task Force retains the right to verify the above information.



RI, MA & CT Report Instructions

Rhode Island MLS Market Share Report for 2024 in MATRIX.

1. On the Menu bar of Matrix select Market Reports
2. Do not select the first report from the drop-down list. Select the one called **Agent Awards Report**
3. Enter the Start & End dates for the period desired.
4. Enter the Agent ID for a specific agent or Office ID for a list of all the agents in the office (You are not required to complete all fields. It is suggested that you use the Agent or Office ID)
5. Click Generate Report

MA-MLS PIN Market Share Award Report for 2024

1. From the Main Menu Select Search & Select "All of Massachusetts"
2. Property Type Select all and exclude rental.
3. Status Select Sold
4. Off Market Time Frame – Enter date range.
5. Scroll to the bottom of the screen to additional criteria and hit select.
6. Then type in category you are looking for – I enter agent and chose List OR Sale Agent ID
7. Type in the agent ID and run the report.

CT-MLS Market Award Report for 2024

1. Login to your SMART MLS
2. Click Connect MLS
3. Click Report
4. Click Market Share Reports
5. Status – Status = Closed
6. Property type – all for sale categories (rent and leases not eligible)
7. Type of Ranking – choose market share report & My Market Share
8. Rank – Total Volume
9. Show Top -500
10. Select Date Range 01/01/2024 to 12/31/2024
11. Click Generate Report

** If you go to "production detail" in the same menu and follow the same instructions, it does list the addresses of the sales.*