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EXTENDED THROUGH NOVEMBER 15, 2010

Form 990

Department of the Treasury
Internal Revenue Service

Return of Organization Exempt From Income Tax

Under section 501(c), 527, or 4947(a)(1) of the Internal Revenue Code (except black lung benefit trust or private foundation)

OMB No 1545-0047

2009

Open to Public
Inspection

► The organization may have to use a copy of this return to satisfy state reporting requirements.

A For the 2009 calendar year, or tax year beginning

and ending

B Check if applicable. <input type="checkbox"/> Address change <input type="checkbox"/> Name change <input type="checkbox"/> Initial return <input type="checkbox"/> Terminated <input type="checkbox"/> Amended return <input type="checkbox"/> Application pending	C Name of organization WASHINGTON ASSOCIATION OF REALTORS Doing Business As Number and street (or P O box if mail is not delivered to street address) PO BOX 719 Room/suite City or town, state or country, and ZIP + 4 OLYMPIA, WA 98507			D Employer identification number 91-0789552 E Telephone number (360) 943-3100 G Gross receipts \$ 4,643,736. H(a) Is this a group return for affiliates? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No H(b) Are all affiliates included? <input type="checkbox"/> Yes <input type="checkbox"/> No If "No," attach a list. (see instructions) H(c) Group exemption number ►		
	F Name and address of principal officer: STEVE FRANCKS PO BOX 719, OLYMPIA, WA 98507					
	I Tax-exempt status: <input checked="" type="checkbox"/> 501(c)(6) (insert no.) <input type="checkbox"/> 4947(a)(1) or <input type="checkbox"/> 527					
	J Website: ► WWW.WAREALTOR.ORG					
	K Form of organization <input type="checkbox"/> Corporation <input type="checkbox"/> Trust <input checked="" type="checkbox"/> Association <input type="checkbox"/> Other ►					
					L Year of formation 1933	M State of legal domicile WA

Part I Summary

Activities & Governance 1 Briefly describe the organization's mission or most significant activities: TO PROMOTE AND ADVANCE ISSUES OF IMPORTANCE TO THE REAL ESTATE INDUSTRY. 2 Check this box ► <input type="checkbox"/> if the organization discontinued its operations or disposed of more than 25% of its net assets. 3 Number of voting members of the governing body (Part VI, line 1a) 3 191 4 Number of independent voting members of the governing body (Part VI, line 1b) 4 191 5 Total number of employees (Part V, line 2a) 5 31 6 Total number of volunteers (estimate if necessary) 6 250 7a Total gross unrelated business revenue from Part VIII, column (C), line 12 7a 62,427. b Net unrelated business taxable income from Form 990-T, line 34 7b -2,697.	Prior Year 4,329,925. 3,735,211. 985,674. 704,901. 202,653. 116,699. 39,474. 4,668. 5,557,726. 4,561,479.	Current Year 4,329,925. 3,735,211. 985,674. 704,901. 202,653. 116,699. 39,474. 4,668. 5,557,726. 4,561,479.	
			8 Contributions and grants (Part VIII, line 1h) RECEIVED 9 Program service revenue (Part VIII, line 2g) 10 Investment income (Part VIII, column (A), lines 3, 4, and 7d) 11 Other revenue (Part VIII, column (A), lines 5, 6d, 8d, 9c, 10c, and 11e) 12 Total revenue - add lines 8 through 11 (must equal Part VIII, column (A), line 12)
			13 Grants and similar amounts paid (Part IX, column (A), lines 1-3) 14 Benefits paid to or for members (Part IX, column (A), line 4) 15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5-10) 16a Professional fundraising fees (Part IX, column (A), line 11e) b Total fundraising expenses (Part IX, column (D), line 25) ►
			17 Other expenses (Part IX, column (A), lines 11a-11d, 11f-24f) 18 Total expenses. Add lines 13-17 (must equal Part IX, column (A), line 25) 19 Revenue less expenses Subtract line 18 from line 12
			20 Total assets (Part X, line 16) 21 Total liabilities (Part X, line 26) 22 Net assets or fund balances Subtract line 21 from line 20
			Beginning of Current Year 4,481,131. 4,713,597. 671,208. 538,059. 3,809,923. 4,175,538.
			End of Year 4,481,131. 4,713,597. 671,208. 538,059. 3,809,923. 4,175,538.

Part II Signature Block

Sign Here  Signature of officer STEVE FRANCKS, CEO Type or print name and title	Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than officer) is based on all information of which preparer has any knowledge		
	 Date 8.30.10		
	Preparer's signature <input type="checkbox"/> Preparer's identifying number (see instructions)		
Paid Preparer's Use Only Firm's name (or yours if self-employed), address, and ZIP + 4 PETERSON SULLIVAN LLP, CPA'S 601 UNION ST, STE 2300 SEATTLE, WA 98101-2345	Date 08/20/10	Check if self-employed <input type="checkbox"/>	EIN ►
	Phone no ► 2063827777		

May the IRS discuss this return with the preparer shown above? (see instructions)

 Yes No
 6/3/11

Part III Statement of Program Service Accomplishments1 Briefly describe the organization's mission:

TO PROMOTE AND ADVANCE ISSUES OF IMPORTANCE TO THE REAL ESTATE INDUSTRY.

2 Did the organization undertake any significant program services during the year which were not listed on the prior Form 990 or 990-EZ?

Yes No

If "Yes," describe these new services on Schedule O.

3 Did the organization cease conducting, or make significant changes in how it conducts, any program services?

Yes No

If "Yes," describe these changes on Schedule O.

4 Describe the exempt purpose achievements for each of the organization's three largest program services by expenses.

Section 501(c)(3) and 501(c)(4) organizations and section 4947(a)(1) trusts are required to report the amount of grants and allocations to others, the total expenses, and revenue, if any, for each program service reported.

4a (Code:) (Expenses \$) (Revenue \$ 679,901.)

EDUCATION - TO EDUCATE AND INFORM REALTORS, TO PROVIDE CONTINUING EDUCATION AND UPDATES, TO ENCOURAGE HIGH STANDARDS AND ETHICS. PROF. STANDARDS - TO PROMOTE UNIFORMITY IN THE INDUSTRY.

4b (Code:) (Expenses \$) (Revenue \$)

CONVENTION - TO BRING MEMBERS TOGETHER TO SHARE IDEAS, TO PROVIDE ADDITIONAL EDUCATION THROUGH SPEAKERS, AND DISCUSS ISSUES AND TRENDS IN THE REAL ESTATE INDUSTRY.

4c (Code:) (Expenses \$) (Revenue \$ 25,000.)

GOVERNMENT AFFAIRS - TO INFORM ON ISSUES RELATED TO THE REAL ESTATE INDUSTRY, GUIDANCE, AND EXPERTISE ON LAND USE ISSUES.

4d Other program services. (Describe in Schedule O.)

(Expenses \$) (Revenue \$)

including grants of \$)

4e Total program service expenses ► \$

Form 990 (2009)

Part IV Checklist of Required Schedules

		Yes	No
1	Is the organization described in section 501(c)(3) or 4947(a)(1) (other than a private foundation)? <i>If "Yes," complete Schedule A</i>	1	X
2	Is the organization required to complete Schedule B, Schedule of Contributors?	2	X
3	Did the organization engage in direct or indirect political campaign activities on behalf of or in opposition to candidates for public office? <i>If "Yes," complete Schedule C, Part I</i>	3	X
4	Section 501(c)(3) organizations. Did the organization engage in lobbying activities? <i>If "Yes," complete Schedule C, Part II</i>	4	
5	Section 501(c)(4), 501(c)(5), and 501(c)(6) organizations. Is the organization subject to the section 6033(e) notice and reporting requirement and proxy tax? <i>If "Yes," complete Schedule C, Part III</i>	5	X
6	Did the organization maintain any donor advised funds or any similar funds or accounts where donors have the right to provide advice on the distribution or investment of amounts in such funds or accounts? <i>If "Yes," complete Schedule D, Part I</i>	6	X
7	Did the organization receive or hold a conservation easement, including easements to preserve open space, the environment, historic land areas, or historic structures? <i>If "Yes," complete Schedule D, Part II</i>	7	X
8	Did the organization maintain collections of works of art, historical treasures, or other similar assets? <i>If "Yes," complete Schedule D, Part III</i>	8	X
9	Did the organization report an amount in Part X, line 21; serve as a custodian for amounts not listed in Part X; or provide credit counseling, debt management, credit repair, or debt negotiation services? <i>If "Yes," complete Schedule D, Part IV</i>	9	X
10	Did the organization, directly or through a related organization, hold assets in term, permanent, or quasi-endowments? <i>If "Yes," complete Schedule D, Part V</i>	10	X
11	Is the organization's answer to any of the following questions "Yes"? If so, complete Schedule D, Parts VI, VII, VIII, IX, or X as applicable	11	X
	• Did the organization report an amount for land, buildings, and equipment in Part X, line 10? <i>If "Yes," complete Schedule D, Part VI.</i>		
	• Did the organization report an amount for investments - other securities in Part X, line 12 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VII</i>		
	• Did the organization report an amount for investments - program related in Part X, line 13 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part VIII.</i>		
	• Did the organization report an amount for other assets in Part X, line 15 that is 5% or more of its total assets reported in Part X, line 16? <i>If "Yes," complete Schedule D, Part IX.</i>		
	• Did the organization report an amount for other liabilities in Part X, line 25? <i>If "Yes," complete Schedule D, Part X.</i>		
	• Did the organization's separate or consolidated financial statements for the tax year include a footnote that addresses the organization's liability for uncertain tax positions under FIN 48? <i>If "Yes," complete Schedule D, Part X.</i>		
12	Did the organization obtain separate, independent audited financial statements for the tax year? <i>If "Yes," complete Schedule D, Parts XI, XII, and XIII.</i>	12	X
12A	Was the organization included in consolidated, independent audited financial statements for the tax year? <i>If "Yes," completing Schedule D, Parts XI, XII, and XIII is optional</i>	12A	X
13	Is the organization a school described in section 170(b)(1)(A)(ii)? <i>If "Yes," complete Schedule E</i>	13	X
14a	Did the organization maintain an office, employees, or agents outside of the United States?	14a	X
b	Did the organization have aggregate revenues or expenses of more than \$10,000 from grantmaking, fundraising, business, and program service activities outside the United States? <i>If "Yes," complete Schedule F, Part I</i>	14b	X
15	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of grants or assistance to any organization or entity located outside the United States? <i>If "Yes," complete Schedule F, Part II</i>	15	X
16	Did the organization report on Part IX, column (A), line 3, more than \$5,000 of aggregate grants or assistance to individuals located outside the United States? <i>If "Yes," complete Schedule F, Part III</i>	16	X
17	Did the organization report a total of more than \$15,000 of expenses for professional fundraising services on Part IX, column (A), lines 6 and 11e? <i>If "Yes," complete Schedule G, Part I</i>	17	X
18	Did the organization report more than \$15,000 total of fundraising event gross income and contributions on Part VIII, lines 1c and 8a? <i>If "Yes," complete Schedule G, Part II</i>	18	X
19	Did the organization report more than \$15,000 of gross income from gaming activities on Part VIII, line 9a? <i>If "Yes," complete Schedule G, Part III</i>	19	X
20	<u>Did the organization operate one or more hospitals?</u> <i>If "Yes," complete Schedule H</i>	20	X

Part IV Checklist of Required Schedules (continued)

	Yes	No
21 Did the organization report more than \$5,000 of grants and other assistance to governments and organizations in the United States on Part IX, column (A), line 1? If "Yes," complete Schedule I, Parts I and II	21	X
22 Did the organization report more than \$5,000 of grants and other assistance to individuals in the United States on Part IX, column (A), line 2? If "Yes," complete Schedule I, Parts I and III	22	X
23 Did the organization answer "Yes" to Part VII, Section A, line 3, 4, or 5 about compensation of the organization's current and former officers, directors, trustees, key employees, and highest compensated employees? If "Yes," complete Schedule J	23	X
24a Did the organization have a tax-exempt bond issue with an outstanding principal amount of more than \$100,000 as of the last day of the year, that was issued after December 31, 2002? If "Yes," answer lines 24b through 24d and complete Schedule K. If "No", go to line 25	24a	X
b Did the organization invest any proceeds of tax-exempt bonds beyond a temporary period exception?	24b	
c Did the organization maintain an escrow account other than a refunding escrow at any time during the year to defease any tax-exempt bonds?	24c	
d Did the organization act as an "on behalf of" issuer for bonds outstanding at any time during the year?	24d	
25a Section 501(c)(3) and 501(c)(4) organizations. Did the organization engage in an excess benefit transaction with a disqualified person during the year? If "Yes," complete Schedule L, Part I	25a	
b Is the organization aware that it engaged in an excess benefit transaction with a disqualified person in a prior year, and that the transaction has not been reported on any of the organization's prior Forms 990 or 990-EZ? If "Yes," complete Schedule L, Part I	25b	
26 Was a loan to or by a current or former officer, director, trustee, key employee, highly compensated employee, or disqualified person outstanding as of the end of the organization's tax year? If "Yes," complete Schedule L, Part II	26	X
27 Did the organization provide a grant or other assistance to an officer, director, trustee, key employee, substantial contributor, or a grant selection committee member, or to a person related to such an individual? If "Yes," complete Schedule L, Part III	27	X
28 Was the organization a party to a business transaction with one of the following parties, (see Schedule L, Part IV instructions for applicable filing thresholds, conditions, and exceptions):		
a A current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28a	X
b A family member of a current or former officer, director, trustee, or key employee? If "Yes," complete Schedule L, Part IV	28b	X
c An entity of which a current or former officer, director, trustee, or key employee of the organization (or a family member) was an officer, director, trustee, or direct or indirect owner? If "Yes," complete Schedule L, Part IV	28c	X
29 Did the organization receive more than \$25,000 in non-cash contributions? If "Yes," complete Schedule M	29	X
30 Did the organization receive contributions of art, historical treasures, or other similar assets, or qualified conservation contributions? If "Yes," complete Schedule M	30	X
31 Did the organization liquidate, terminate, or dissolve and cease operations? If "Yes," complete Schedule N, Part I	31	X
32 Did the organization sell, exchange, dispose of, or transfer more than 25% of its net assets? If "Yes," complete Schedule N, Part II	32	X
33 Did the organization own 100% of an entity disregarded as separate from the organization under Regulations sections 301.7701-2 and 301.7701-3? If "Yes," complete Schedule R, Part I	33	X
34 Was the organization related to any tax-exempt or taxable entity? If "Yes," complete Schedule R, Parts II, III, IV, and V, line 1	34	X
35 Is any related organization a controlled entity within the meaning of section 512(b)(13)? If "Yes," complete Schedule R, Part V, line 2	35	X
36 Section 501(c)(3) organizations. Did the organization make any transfers to an exempt non-charitable related organization? If "Yes," complete Schedule R, Part V, line 2	36	
37 Did the organization conduct more than 5% of its activities through an entity that is not a related organization and that is treated as a partnership for federal income tax purposes? If "Yes," complete Schedule R, Part VI	37	X
38 Did the organization complete Schedule O and provide explanations in Schedule O for Part VI, lines 11 and 19? Note. All Form 990 filers are required to complete Schedule O	38	X

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Part V Statements Regarding Other IRS Filings and Tax Compliance

		Yes	No
1a	Enter the number reported in Box 3 of Form 1096, Annual Summary and Transmittal of U.S. Information Returns. Enter -0- if not applicable	1a	41
1b	Enter the number of Forms W-2G included in line 1a. Enter -0- if not applicable	1b	0
1c	Did the organization comply with backup withholding rules for reportable payments to vendors and reportable gaming (gambling) winnings to prize winners?	1c	X
2a	Enter the number of employees reported on Form W-3, Transmittal of Wage and Tax Statements, filed for the calendar year ending with or within the year covered by this return	2a	31
2b	If at least one is reported on line 2a, did the organization file all required federal employment tax returns? <i>Note. If the sum of lines 1a and 2a is greater than 250, you may be required to e-file this return. (see instructions)</i>	2b	X
3a	Did the organization have unrelated business gross income of \$1,000 or more during the year covered by this return?	3a	X
3b	If "Yes," has it filed a Form 990-T for this year? If "No," provide an explanation in Schedule O	3b	X
4a	At any time during the calendar year, did the organization have an interest in, or a signature or other authority over, a financial account in a foreign country (such as a bank account, securities account, or other financial account)?	4a	X
b	If "Yes," enter the name of the foreign country: ► See the instructions for exceptions and filing requirements for Form TD F 90-22.1, Report of Foreign Bank and Financial Accounts.		
5a	Was the organization a party to a prohibited tax shelter transaction at any time during the tax year?	5a	X
5b	Did any taxable party notify the organization that it was or is a party to a prohibited tax shelter transaction?	5b	X
5c	If "Yes," to line 5a or 5b, did the organization file Form 8886-T, Disclosure by Tax-Exempt Entity Regarding Prohibited Tax Shelter Transaction?	5c	
6a	Does the organization have annual gross receipts that are normally greater than \$100,000, and did the organization solicit any contributions that were not tax deductible?	6a	X
b	If "Yes," did the organization include with every solicitation an express statement that such contributions or gifts were not tax deductible?	6b	
7	Organizations that may receive deductible contributions under section 170(c).	7a	
a	Did the organization receive a payment in excess of \$75 made partly as a contribution and partly for goods and services provided to the payor?	7a	
b	If "Yes," did the organization notify the donor of the value of the goods or services provided?	7b	
c	Did the organization sell, exchange, or otherwise dispose of tangible personal property for which it was required to file Form 8282?	7c	
d	If "Yes," indicate the number of Forms 8282 filed during the year	7d	
e	Did the organization, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract?	7e	
f	Did the organization, during the year, pay premiums, directly or indirectly, on a personal benefit contract?	7f	
g	For all contributions of qualified intellectual property, did the organization file Form 8899 as required?	7g	
h	For contributions of cars, boats, airplanes, and other vehicles, did the organization file a Form 1098-C as required?	7h	
8	Sponsoring organizations maintaining donor advised funds and section 509(a)(3) supporting organizations. Did the supporting organization, or a donor advised fund maintained by a sponsoring organization, have excess business holdings at any time during the year?	8	
9	Sponsoring organizations maintaining donor advised funds.	9a	
a	Did the organization make any taxable distributions under section 4966?	9a	
b	Did the organization make a distribution to a donor, donor advisor, or related person?	9b	
10	Section 501(c)(7) organizations. Enter:	10a	
a	Initiation fees and capital contributions included on Part VIII, line 12	10a	
b	Gross receipts, included on Form 990, Part VIII, line 12, for public use of club facilities	10b	
11	Section 501(c)(12) organizations. Enter:	11a	
a	Gross income from members or shareholders	11a	
b	Gross income from other sources (Do not net amounts due or paid to other sources against amounts due or received from them.)	11b	
12a	Section 4947(a)(1) non-exempt charitable trusts. Is the organization filing Form 990 in lieu of Form 1041?	12a	
b	If "Yes," enter the amount of tax-exempt interest received or accrued during the year	12b	

Part VI Governance, Management, and Disclosure For each "Yes" response to lines 2 through 7b below, and for a "No" response to line 8a, 8b, or 10b below, describe the circumstances, processes, or changes in Schedule O. See instructions.

Section A. Governing Body and Management

		Yes	No
1a	Enter the number of voting members of the governing body	191	
1b	Enter the number of voting members that are independent	191	
2	Did any officer, director, trustee, or key employee have a family relationship or a business relationship with any other officer, director, trustee, or key employee?		X
3	Did the organization delegate control over management duties customarily performed by or under the direct supervision of officers, directors or trustees, or key employees to a management company or other person?		X
4	Did the organization make any significant changes to its organizational documents since the prior Form 990 was filed?		X
5	Did the organization become aware during the year of a material diversion of the organization's assets?		X
6	Does the organization have members or stockholders?		X
7a	Does the organization have members, stockholders, or other persons who may elect one or more members of the governing body?	X	
7b	Are any decisions of the governing body subject to approval by members, stockholders, or other persons?		X
8	Did the organization contemporaneously document the meetings held or written actions undertaken during the year by the following:		
a	The governing body?	X	
b	Each committee with authority to act on behalf of the governing body?	X	
9	Is there any officer, director, trustee, or key employee listed in Part VII, Section A, who cannot be reached at the organization's mailing address? If "Yes," provide the names and addresses in Schedule O		X
9			X

Section B. Policies (This Section B requests information about policies not required by the Internal Revenue Code.)

		Yes	No
10a	Does the organization have local chapters, branches, or affiliates?	X	
b	If "Yes," does the organization have written policies and procedures governing the activities of such chapters, affiliates, and branches to ensure their operations are consistent with those of the organization?		
11	Has the organization provided a copy of this Form 990 to all members of its governing body before filing the form?		X
11A	Describe in Schedule O the process, if any, used by the organization to review this Form 990.		
12a	Does the organization have a written conflict of interest policy? If "No," go to line 13	X	
b	Are officers, directors or trustees, and key employees required to disclose annually interests that could give rise to conflicts?		X
c	Does the organization regularly and consistently monitor and enforce compliance with the policy? If "Yes," describe in Schedule O how this is done	X	
13	Does the organization have a written whistleblower policy?	X	
14	Does the organization have a written document retention and destruction policy?	X	
15	Did the process for determining compensation of the following persons include a review and approval by independent persons, comparability data, and contemporaneous substantiation of the deliberation and decision?		
a	The organization's CEO, Executive Director, or top management official	X	
b	Other officers or key employees of the organization	X	
	If "Yes" to line 15a or 15b, describe the process in Schedule O. (See instructions.)		
16a	Did the organization invest in, contribute assets to, or participate in a joint venture or similar arrangement with a taxable entity during the year?		X
b	If "Yes," has the organization adopted a written policy or procedure requiring the organization to evaluate its participation in joint venture arrangements under applicable federal tax law, and taken steps to safeguard the organization's exempt status with respect to such arrangements?		X
16b			X

Section C. Disclosure

17	List the states with which a copy of this Form 990 is required to be filed ►WA
18	Section 6104 requires an organization to make its Forms 1023 (or 1024 if applicable), 990, and 990-T (501(c)(3)s only) available for public inspection. Indicate how you make these available. Check all that apply.
	<input type="checkbox"/> Own website <input type="checkbox"/> Another's website <input checked="" type="checkbox"/> Upon request
19	Describe in Schedule O whether (and if so, how), the organization makes its governing documents, conflict of interest policy, and financial statements available to the public.
20	State the name, physical address, and telephone number of the person who possesses the books and records of the organization: ► GREG WELCH, CONTROLLER – (360) 943-3100 504 14TH AVE SE, OLYMPIA, WA 98507

Part VII Compensation of Officers, Directors, Trustees, Key Employees, Highest Compensated Employees, and Independent Contractors
Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

1a Complete this table for all persons required to be listed. Report compensation for the calendar year ending with or within the organization's tax year. Use Schedule J-2 if additional space is needed.

• List all of the organization's **current** officers, directors, trustees (whether individuals or organizations), regardless of amount of compensation. Enter 0- in columns (D), (E), and (F) if no compensation was paid.

• List all of the organization's **current** key employees. See instructions for definition of "key employee."

• List the organization's five **current** highest compensated employees (other than an officer, director, trustee, or key employee) who received reportable compensation (Box 5 of Form W-2 and/or Box 7 of Form 1099-MISC) of more than \$100,000 from the organization and any related organizations.

• List all of the organization's **former** officers, key employees, and highest compensated employees who received more than \$100,000 of reportable compensation from the organization and any related organizations.

• List all of the organization's **former** directors or trustees that received, in the capacity as a former director or trustee of the organization, more than \$10,000 of reportable compensation from the organization and any related organizations.

List persons in the following order: individual trustees or directors; institutional trustees; officers; key employees; highest compensated employees; and former such persons.

Check this box if the organization did not compensate any current officer, director, or trustee.

(A) Name and Title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
SUE PAULEY ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
MADELEINE LORENTZ-GARDNE DIRECTOR	1.00	X					0.	0.	0.
SCOTT MIKEL ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
JACQUALINE HATFIELD VP EDUCATION	1.00	X	X				0.	0.	0.
LARRY GARCIA DIRECTOR	1.00	X					0.	0.	0.
DAVID BAKER DIRECTOR	1.00	X					0.	0.	0.
TERRY WOLLAM ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
LINDA ICKES DIRECTOR	1.00	X					0.	0.	0.
VERN VEYSEY DIRECTOR	1.00	X					0.	0.	0.
SHARON ADAMS DIRECTOR	1.00	X					0.	0.	0.
LINDA NIELSEN DIRECTOR	1.00	X					0.	0.	0.
RANDY HUNZEKER DIRECTOR	1.00	X					0.	0.	0.
TRICIA LYMAN EASTERN WA REP	1.00	X					0.	0.	0.
NANETTE WIMMERS DIRECTOR	1.00	X					0.	0.	0.
CANDY COOPER DIRECTOR	1.00	X					0.	0.	0.
STEVE PRICE COUNSELORS OF RE	1.00	X					0.	0.	0.
SHIRLEY LITTLE ALTERNATE DIRECTOR	1.00	X					0.	0.	0.

Part VII

Section A. Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees (continued)

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
DAVID THELIN MEMBER	1.00	X					0.	0.	0.
KEVIN CAMPBELL DIRECTOR	1.00	X					0.	0.	0.
VALERIE TINNEY DIRECTOR	1.00	X					0.	0.	0.
CINDIE CONKLIN DIRECTOR	1.00	X					0.	0.	0.
KEVIN BURGESS DIRECTOR	1.00	X					0.	0.	0.
GARY GREGG ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
NORMAN SPRAGUE DIRECTOR	1.00	X					0.	0.	0.
LYNN WILLIAMS DIRECTOR	1.00	X					0.	0.	0.
RICHARD BROWN ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
JAMES HARRIS PAST PRESIDENT	1.00	X					0.	0.	0.
1b Total						►	358,111.	0.	39,012.

2 Total number of individuals (including but not limited to those listed above) who received more than \$100,000 in reportable compensation from the organization ► 1

	Yes	No
3 Did the organization list any former officer, director or trustee, key employee, or highest compensated employee on line 1a? If "Yes," complete Schedule J for such individual	3	X
4 For any individual listed on line 1a, is the sum of reportable compensation and other compensation from the organization and related organizations greater than \$150,000? If "Yes," complete Schedule J for such individual	4	X
5 Did any person listed on line 1a receive or accrue compensation from any unrelated organization for services rendered to the organization? If "Yes," complete Schedule J for such person	5	X

Section B. Independent Contractors

1 Complete this table for your five highest compensated independent contractors that received more than \$100,000 of compensation from the organization. **NONE**

(A) Name and business address	(B) Description of services	(C) Compensation

2 Total number of independent contractors (including but not limited to those listed above) who received more than \$100,000 in compensation from the organization ► 0

SEE SCHEDULE J-2 FOR PART VII, SECTION A CONTINUATION

Form 990 (2009)

Part VIII Statement of Revenue

Part VIII Statement of Revenue		(A) Total revenue	(B) Related or exempt function revenue	(C) Unrelated business revenue	(D) Revenue excluded from tax under sections 512, 513, or 514
Contributions, gifts, grants and other similar amounts					
1 a Federated campaigns	1a				
b Membership dues	1b	3,510,211.			
c Fundraising events	1c				
d Related organizations	1d				
e Government grants (contributions)	1e				
f All other contributions, gifts, grants, and similar amounts not included above	1f	225,000.			
g Noncash contributions included in lines 1a-1f \$					
h Total. Add lines 1a-1f		► 3,735,211.			
Program Service Revenue					
2 a EDUCATION INCOME	Business Code:				
b PUBLICATIONS, FORMS, O	611600	617,734.	617,734.		
c WSCAR LOBBYING SERVICE	900099	62,167.	62,167.		
d	900099	25,000.	25,000.		
e					
f All other program service revenue					
g Total. Add lines 2a-2f		► 704,901.			
3 Investment income (including dividends, interest, and other similar amounts)		► 116,699.			116,699.
4 Income from investment of tax-exempt bond proceeds		►			
5 Royalties		►			
6 a Gross Rents	(i) Real	(ii) Personal			
b Less: rental expenses	24,498.				
c Rental income or (loss)	82,257.				
d Net rental income or (loss)	-57,759.		►		-57,759.
7 a Gross amount from sales of assets other than inventory	(i) Securities	(ii) Other			
b Less: cost or other basis and sales expenses					
c Gain or (loss)					
d Net gain or (loss)		►			
8 a Gross income from fundraising events (not including \$ _____ of contributions reported on line 1c). See Part IV, line 18	a				
b Less: direct expenses	b				
c Net income or (loss) from fundraising events	►				
9 a Gross income from gaming activities. See Part IV, line 19	a				
b Less: direct expenses	b				
c Net income or (loss) from gaming activities	►				
10 a Gross sales of inventory, less returns and allowances	a				
b Less: cost of goods sold	b				
c Net income or (loss) from sales of inventory	►				
Miscellaneous Revenue	Business Code:				
11 a ADVERTISING	541800	62,427.		62,427.	
b					
c					
d All other revenue					
e Total. Add lines 11a-11d	►	62,427.			
12 Total revenue. See instructions	►	4,561,479.	704,901.	62,427.	58,940.

Part IX Statement of Functional Expenses

Section 501(c)(3) and 501(c)(4) organizations must complete all columns.

All other organizations must complete column (A) but are not required to complete columns (B), (C), and (D).

Do not include amounts reported on lines 6b, 7b, 8b, 9b, and 10b of Part VIII.	(A) Total expenses	(B) Program service expenses	(C) Management and general expenses	(D) Fundraising expenses
1 Grants and other assistance to governments and organizations in the U.S. See Part IV, line 21				
2 Grants and other assistance to individuals in the U.S. See Part IV, line 22				
3 Grants and other assistance to governments, organizations, and individuals outside the U.S. See Part IV, lines 15 and 16				
4 Benefits paid to or for members				
5 Compensation of current officers, directors, trustees, and key employees	397,123.			
6 Compensation not included above, to disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B)				
7 Other salaries and wages	1,284,466.			
8 Pension plan contributions (include section 401(k) and section 403(b) employer contributions)	116,277.			
9 Other employee benefits	153,453.			
10 Payroll taxes	147,789.			
11 Fees for services (non-employees):				
a Management				
b Legal	237,164.			
c Accounting	28,408.			
d Lobbying				
e Professional fundraising services See Part IV, line 17				
f Investment management fees				
g Other				
12 Advertising and promotion				
13 Office expenses	189,430.			
14 Information technology				
15 Royalties				
16 Occupancy				
17 Travel	78,889.			
18 Payments of travel or entertainment expenses for any federal, state, or local public officials				
19 Conferences, conventions, and meetings				
20 Interest				
21 Payments to affiliates				
22 Depreciation, depletion, and amortization	60,977.			
23 Insurance				
24 Other expenses Itemize expenses not covered above (Expenses grouped together and labeled miscellaneous may not exceed 5% of total expenses shown on line 25 below)				
a MEMBERSHIP SERVICES	1,081,456.			
b EDUCATION EXPENSES	349,711.			
c BOARD REIMBURSEMENTS	99,861.			
d DATA PROCESSING	10,274.			
e				
f All other expenses				
25 Total functional expenses. Add lines 1 through 24f	4,235,278.			
26 Joint costs. Check here ► <input type="checkbox"/> if following SOP 98-2. Complete this line only if the organization reported in column (B) joint costs from a combined educational campaign and fundraising solicitation				

Part X Balance Sheet

		(A) Beginning of year		(B) End of year
Assets	1 Cash - non-interest-bearing	162,755.	1	125,249.
	2 Savings and temporary cash investments	12,025.	2	1,316,426.
	3 Pledges and grants receivable, net		3	
	4 Accounts receivable, net	102,384.	4	47,718.
	5 Receivables from current and former officers, directors, trustees, key employees, and highest compensated employees. Complete Part II of Schedule L		5	
	6 Receivables from other disqualified persons (as defined under section 4958(f)(1)) and persons described in section 4958(c)(3)(B). Complete Part II of Schedule L		6	
	7 Notes and loans receivable, net		7	
	8 Inventories for sale or use		8	
	9 Prepaid expenses and deferred charges	58,094.	9	44,647.
	10a Land, buildings, and equipment: cost or other basis. Complete Part VI of Schedule D	1,641,664.		
	b Less: accumulated depreciation	10b 753,556.	940,580.	10c 888,108.
	11 Investments - publicly traded securities	3,205,293.	11	2,291,449.
	12 Investments - other securities. See Part IV, line 11		12	
	13 Investments - program-related. See Part IV, line 11		13	
	14 Intangible assets		14	
	15 Other assets. See Part IV, line 11		15	
16 Total assets. Add lines 1 through 15 (must equal line 34)	4,481,131.	16	4,713,597.	
Liabilities	17 Accounts payable and accrued expenses	372,087.	17	269,238.
	18 Grants payable		18	
	19 Deferred revenue	299,121.	19	268,821.
	20 Tax-exempt bond liabilities		20	
	21 Escrow or custodial account liability. Complete Part IV of Schedule D		21	
	22 Payables to current and former officers, directors, trustees, key employees, highest compensated employees, and disqualified persons. Complete Part II of Schedule L		22	
	23 Secured mortgages and notes payable to unrelated third parties		23	
	24 Unsecured notes and loans payable to unrelated third parties		24	
	25 Other liabilities. Complete Part X of Schedule D		25	
	26 Total liabilities. Add lines 17 through 25	671,208.	26	538,059.
Net Assets or Fund Balances	Organizations that follow SFAS 117, check here ► <input checked="" type="checkbox"/> and complete lines 27 through 29, and lines 33 and 34.			
	27 Unrestricted net assets	3,809,923.	27	4,175,538.
	28 Temporarily restricted net assets		28	
	29 Permanently restricted net assets		29	
	Organizations that do not follow SFAS 117, check here ► <input type="checkbox"/> and complete lines 30 through 34.			
	30 Capital stock or trust principal, or current funds		30	
	31 Paid-in or capital surplus, or land, building, or equipment fund		31	
	32 Retained earnings, endowment, accumulated income, or other funds		32	
	33 Total net assets or fund balances	3,809,923.	33	4,175,538.
	34 Total liabilities and net assets/fund balances	4,481,131.	34	4,713,597.

Form 990 (2009)

Part XI Financial Statements and Reporting

	Yes	No
1 Accounting method used to prepare the Form 990: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Accrual <input type="checkbox"/> Other _____ If the organization changed its method of accounting from a prior year or checked "Other," explain in Schedule O.		
2a Were the organization's financial statements compiled or reviewed by an independent accountant?	2a	X
b Were the organization's financial statements audited by an independent accountant?	2b	X
c If "Yes" to line 2a or 2b, does the organization have a committee that assumes responsibility for oversight of the audit, review, or compilation of its financial statements and selection of an independent accountant? If the organization changed either its oversight process or selection process during the tax year, explain in Schedule O.		
d If "Yes" to line 2a or 2b, check a box below to indicate whether the financial statements for the year were issued on a consolidated basis, separate basis, or both: <input checked="" type="checkbox"/> Separate basis <input type="checkbox"/> Consolidated basis <input type="checkbox"/> Both consolidated and separate basis	2c	X
3a As a result of a federal award, was the organization required to undergo an audit or audits as set forth in the Single Audit Act and OMB Circular A-133?	3a	X
b If "Yes," did the organization undergo the required audit or audits? If the organization did not undergo the required audit or audits, explain why in Schedule O and describe any steps taken to undergo such audits.	3b	

Form 990 (2009)

Department of the Treasury
Internal Revenue Service

For Organizations Exempt From Income Tax Under section 501(c) and section 527

► Complete if the organization is described below.
► Attach to Form 990 or Form 990-EZ. ► See separate instructions.

If the organization answered "Yes," to Form 990, Part IV, line 3, or Form 990-EZ, Part VI, line 46 (Political Campaign Activities), then

- Section 501(c)(3) organizations: Complete Parts I-A and B. Do not complete Part I-C.
- Section 501(c) (other than section 501(c)(3)) organizations: Complete Parts I-A and C below. Do not complete Part I-B.
- Section 527 organizations: Complete Part I-A only.

If the organization answered "Yes," to Form 990, Part IV, line 4, or Form 990-EZ, Part VI, line 47 (Lobbying Activities), then

- Section 501(c)(3) organizations that have filed Form 5768 (election under section 501(h)): Complete Part II-A. Do not complete Part II-B.
- Section 501(c)(3) organizations that have NOT filed Form 5768 (election under section 501(h)): Complete Part II-B. Do not complete Part II-A.

If the organization answered "Yes." to Form 990, Part IV, line 5 (Proxy Tax), then

- Section 501(c)(4), (5), or (6) organizations: Complete Part III.

Name of organization **WASHINGTON ASSOCIATION OF REALTORS** Employer identification number **91-0789552**

Part I-A Complete if the organization is exempt under section 501(c) or is a section 527 organization

- 1** Provide a description of the organization's direct and indirect political campaign activities in Part IV
- 2** Political expenditures
- 3** Volunteer hours

Part I-B Complete if the organization is exempt under section 501(c)(3).

1 Enter the amount of any excise tax incurred by the organization under section 4955 ► \$ _____
2 Enter the amount of any excise tax incurred by organization managers under section 4955 ► \$ _____
3 If the organization incurred a section 4955 tax, did it file Form 4720 for this year? Yes No
4a Was a correction made? Yes No
b If "Yes," describe in Part IV.

Part I-C Complete if the organization is exempt under section 501(c), except section 501(c)(3).

1 Enter the amount directly expended by the filing organization for section 527 exempt function activities ► \$ _____

2 Enter the amount of the filing organization's funds contributed to other organizations for section 527 exempt function activities ► \$ _____

3 Total exempt function expenditures Add lines 1 and 2. Enter here and on Form 1120-POL, line 17b ► \$ _____

4 Did the filing organization file **Form 1120-POL** for this year? Yes No

5 Enter the names, addresses and employer identification number (EIN) of all section 527 political organizations to which payments were made.

(a) Name	(b) Address	(c) EIN	(d) Amount paid from filing organization's funds. If none, enter -0-	(e) Amount of political contributions received and promptly and directly delivered to a separate political organization. If none, enter -0-

For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990 or 990-EZ.

Schedule C (Form 990 or 990-EZ) 2009

110A

Part II-A Complete if the organization is exempt under section 501(c)(3) and filed Form 5768
 (election under section 501(h)).

 A Check ► if the filing organization belongs to an affiliated group.

 B Check ► if the filing organization checked box A and "limited control" provisions apply.

Limits on Lobbying Expenditures (The term "expenditures" means amounts paid or incurred.)		(a) Filing organization's totals	(b) Affiliated group totals
1a Total lobbying expenditures to influence public opinion (grass roots lobbying)			
b Total lobbying expenditures to influence a legislative body (direct lobbying)			
c Total lobbying expenditures (add lines 1a and 1b)			
d Other exempt purpose expenditures			
e Total exempt purpose expenditures (add lines 1c and 1d)			
f Lobbying nontaxable amount. Enter the amount from the following table in both columns.			
If the amount on line 1e, column (a) or (b) is:	The lobbying nontaxable amount is:		
Not over \$500,000	20% of the amount on line 1e.		
Over \$500,000 but not over \$1,000,000	\$100,000 plus 15% of the excess over \$500,000.		
Over \$1,000,000 but not over \$1,500,000	\$175,000 plus 10% of the excess over \$1,000,000.		
Over \$1,500,000 but not over \$17,000,000	\$225,000 plus 5% of the excess over \$1,500,000.		
Over \$17,000,000	\$1,000,000.		
g Grassroots nontaxable amount (enter 25% of line 1f)			
h Subtract line 1g from line 1a. If zero or less, enter -0-			
i Subtract line 1f from line 1c. If zero or less, enter -0-			
j If there is an amount other than zero on either line 1h or line 1i, did the organization file Form 4720 reporting section 4911 tax for this year?		<input type="checkbox"/> Yes	<input type="checkbox"/> No

4-Year Averaging Period Under Section 501(h)

(Some organizations that made a section 501(h) election do not have to complete all of the five columns below. See the instructions for lines 2a through 2f on page 4.)

Lobbying Expenditures During 4-Year Averaging Period

Calendar year (or fiscal year beginning in)	(a) 2006	(b) 2007	(c) 2008	(d) 2009	(e) Total
2a Lobbying nontaxable amount					
b Lobbying ceiling amount (150% of line 2a, column(e))					
c Total lobbying expenditures					
d Grassroots nontaxable amount					
e Grassroots ceiling amount (150% of line 2d, column (e))					
f Grassroots lobbying expenditures					

Part II-B Complete if the organization is exempt under section 501(c)(3) and has NOT filed Form 5768 (election under section 501(h)).

	(a)		(b)
	Yes	No	Amount
1 During the year, did the filing organization attempt to influence foreign, national, state or local legislation, including any attempt to influence public opinion on a legislative matter or referendum, through the use of:			
a Volunteers?			
b Paid staff or management (include compensation in expenses reported on lines 1c through 1i)?			
c Media advertisements?			
d Mailings to members, legislators, or the public?			
e Publications, or published or broadcast statements?			
f Grants to other organizations for lobbying purposes?			
g Direct contact with legislators, their staffs, government officials, or a legislative body?			
h Rallies, demonstrations, seminars, conventions, speeches, lectures, or any similar means?			
i Other activities? If "Yes," describe in Part IV			
j Total. Add lines 1c through 1i			
2a Did the activities in line 1 cause the organization to be not described in section 501(c)(3)?			
b If "Yes," enter the amount of any tax incurred under section 4912			
c If "Yes," enter the amount of any tax incurred by organization managers under section 4912			
d If the filing organization incurred a section 4912 tax, did it file Form 4720 for this year?			

Part III-A Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6).

	Yes	No
1 Were substantially all (90% or more) dues received nondeductible by members?	1	X
2 Did the organization make only in-house lobbying expenditures of \$2,000 or less?	2	X
3 Did the organization agree to carryover lobbying and political expenditures from the prior year?	3	X

Part III-B Complete if the organization is exempt under section 501(c)(4), section 501(c)(5), or section 501(c)(6) if BOTH Part III-A, lines 1 and 2 are answered "No" OR if Part III-A, line 3 is answered "Yes."

1 Dues, assessments and similar amounts from members	1	3,510,211.
2 Section 162(e) nondeductible lobbying and political expenditures (do not include amounts of political expenses for which the section 527(f) tax was paid).		
a Current year	2a	874,958.
b Carryover from last year	2b	
c Total	2c	874,958.
3 Aggregate amount reported in section 6033(e)(1)(A) notices of nondeductible section 162(e) dues	3	
4 If notices were sent and the amount on line 2c exceeds the amount on line 3, what portion of the excess does the organization agree to carryover to the reasonable estimate of nondeductible lobbying and political expenditure next year?	4	874,958.
5 Taxable amount of lobbying and political expenditures (see instructions)	5	

Part IV Supplemental Information

Complete this part to provide the descriptions required for Part I-A, line 1; Part I-B, line 4; Part I-C, line 5; and Part II-B, line 1i. Also, complete this part for any additional information

PART III-B, LINE 2A:

CURRENT YEAR LOBBYING EXPENDITURES	\$1,148,083
PRIOR YEAR C/O OF EXCESS DUES NOTICES	<\$273,125>
NET CURRENT YEAR LOBBYING EXPENDITURES	\$874,958

Schedule D
(Form 990)Department of the Treasury
Internal Revenue Service**Supplemental Financial Statements**

► Complete if the organization answered "Yes," to Form 990,

Part IV, line 6, 7, 8, 9, 10, 11, or 12.

► Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2009Open to Public
Inspection

Name of the organization

WASHINGTON ASSOCIATION OF REALTORS

Employer identification number
91-0789552**Part I Organizations Maintaining Donor Advised Funds or Other Similar Funds or Accounts.** Complete if the organization answered "Yes" to Form 990, Part IV, line 6.

	(a) Donor advised funds	(b) Funds and other accounts
1 Total number at end of year		
2 Aggregate contributions to (during year)		
3 Aggregate grants from (during year)		
4 Aggregate value at end of year		

5 Did the organization inform all donors and donor advisors in writing that the assets held in donor advised funds are the organization's property, subject to the organization's exclusive legal control? Yes No

6 Did the organization inform all grantees, donors, and donor advisors in writing that grant funds can be used only for charitable purposes and not for the benefit of the donor or donor advisor, or for any other purpose conferring impermissible private benefit? Yes No

Part II Conservation Easements. Complete if the organization answered "Yes" to Form 990, Part IV, line 7.

1 Purpose(s) of conservation easements held by the organization (check all that apply).

Preservation of land for public use (e.g., recreation or pleasure) Preservation of an historically important land area
 Protection of natural habitat Preservation of a certified historic structure
 Preservation of open space

2 Complete lines 2a through 2d if the organization held a qualified conservation contribution in the form of a conservation easement on the last day of the tax year.

	Held at the End of the Tax Year
2a	
2b	
2c	
2d	

a Total number of conservation easements

b Total acreage restricted by conservation easements

c Number of conservation easements on a certified historic structure included in (a)

d Number of conservation easements included in (c) acquired after 8/17/06

3 Number of conservation easements modified, transferred, released, extinguished, or terminated by the organization during the tax year ► _____

4 Number of states where property subject to conservation easement is located ► _____

5 Does the organization have a written policy regarding the periodic monitoring, inspection, handling of violations, and enforcement of the conservation easements it holds? Yes No

6 Staff and volunteer hours devoted to monitoring, inspecting, and enforcing conservation easements during the year ► _____

7 Amount of expenses incurred in monitoring, inspecting, and enforcing conservation easements during the year ► \$ _____

8 Does each conservation easement reported on line 2(d) above satisfy the requirements of section 170(h)(4)(B)(i) and section 170(h)(4)(B)(ii)? Yes No

9 In Part XIV, describe how the organization reports conservation easements in its revenue and expense statement, and balance sheet, and include, if applicable, the text of the footnote to the organization's financial statements that describes the organization's accounting for conservation easements.

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets.

Complete if the organization answered "Yes" to Form 990, Part IV, line 8.

1a If the organization elected, as permitted under SFAS 116, not to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide, in Part XIV, the text of the footnote to its financial statements that describes these items

b If the organization elected, as permitted under SFAS 116, to report in its revenue statement and balance sheet works of art, historical treasures, or other similar assets held for public exhibition, education, or research in furtherance of public service, provide the following amounts relating to these items:

(i) Revenues included in Form 990, Part VIII, line 1 ► \$ _____

(ii) Assets included in Form 990, Part X ► \$ _____

2 If the organization received or held works of art, historical treasures, or other similar assets for financial gain, provide the following amounts required to be reported under SFAS 116 relating to these items:

a Revenues included in Form 990, Part VIII, line 1 ► \$ _____

b Assets included in Form 990, Part X ► \$ _____

Part III Organizations Maintaining Collections of Art, Historical Treasures, or Other Similar Assets (continued)

3 Using the organization's acquisition, accession, and other records, check any of the following that are a significant use of its collection items (check all that apply):

a Public exhibition
 b Scholarly research
 c Preservation for future generations

d Loan or exchange programs
 e Other _____

4 Provide a description of the organization's collections and explain how they further the organization's exempt purpose in Part XIV.

5 During the year, did the organization solicit or receive donations of art, historical treasures, or other similar assets to be sold to raise funds rather than to be maintained as part of the organization's collection? Yes No

Part IV Escrow and Custodial Arrangements. Complete if organization answered "Yes" to Form 990, Part IV, line 9, or reported an amount on Form 990, Part X, line 21.

1a Is the organization an agent, trustee, custodian or other intermediary for contributions or other assets not included on Form 990, Part X? Yes No

b If "Yes," explain the arrangement in Part XIV and complete the following table:

c Beginning balance
 d Additions during the year
 e Distributions during the year
 f Ending balance

	Amount
1c	
1d	
1e	
1f	

2a Did the organization include an amount on Form 990, Part X, line 21? Yes No

b If "Yes," explain the arrangement in Part XIV.

Part V Endowment Funds. Complete if the organization answered "Yes" to Form 990, Part IV, line 10.

	(a) Current year	(b) Prior year	(c) Two years back	(d) Three years back	(e) Four years back
1a Beginning of year balance					
b Contributions					
c Net investment earnings, gains, and losses					
d Grants or scholarships					
e Other expenditures for facilities and programs					
f Administrative expenses					
g End of year balance					

2 Provide the estimated percentage of the year end balance held as:

a Board designated or quasi-endowment ► _____ %
 b Permanent endowment ► _____ %
 c Term endowment ► _____ %

3a Are there endowment funds not in the possession of the organization that are held and administered for the organization by:

	Yes	No
3a(i)		
3a(ii)		
3b		

b If "Yes" to 3a(ii), are the related organizations listed as required on Schedule R?

4 Describe in Part XIV the intended uses of the organization's endowment funds.

Part VI Investments - Land, Buildings, and Equipment. See Form 990, Part X, line 10.

Description of investment	(a) Cost or other basis (investment)	(b) Cost or other basis (other)	(c) Accumulated depreciation	(d) Book value
1a Land		351,852.		351,852.
b Buildings		1,110,913.	648,655.	462,258.
c Leasehold improvements				
d Equipment		178,899.	104,901.	73,998.
e Other				
Total. Add lines 1a through 1e (Column (d) must equal Form 990, Part X, column (B), line 10(c))			►	888,108.

Part VII Investments - Other Securities. See Form 990, Part X, line 12.

(a) Description of security or category (including name of security)	(b) Book value	(c) Method of valuation: Cost or end-of-year market value
Financial derivatives		
Closely-held equity interests		
Other _____		

Total. (Col (b) must equal Form 990, Part X, col (B) line 12.) ►

Part VIII Investments - Program Related See Form 990, Part X, line 13

Total. (Col (b) must equal Form 990, Part X, col (B) line 13) ►

Part IX Other Assets. See Form 990, Part X, line 15.

Total. (Column (b) must equal Form 990, Part X, col (B) line 15.)

Part X **Other Liabilities.** See Form 990, Part X, line 25.

1.	(a) Description of liability	(b) Amount
	Federal income taxes	

Total. (Column (b) must equal Form 990, Part X, col (B) line 25)

2. FIN 48 Footnote. In Part XIV, provide the text of the footnote to the organization's financial statements that reports the organization's liability for uncertain tax positions under FIN 48.

Part XI Reconciliation of Change in Net Assets from Form 990 to Audited Financial Statements

1 Total revenue (Form 990, Part VIII, column (A), line 12)	1	4,561,479.
2 Total expenses (Form 990, Part IX, column (A), line 25)	2	4,235,278.
3 Excess or (deficit) for the year. Subtract line 2 from line 1	3	326,201.
4 Net unrealized gains (losses) on investments	4	39,414.
5 Donated services and use of facilities	5	
6 Investment expenses	6	
7 Prior period adjustments	7	
8 Other (Describe in Part XIV.)	8	
9 Total adjustments (net). Add lines 4 through 8	9	39,414.
10 Excess or (deficit) for the year per audited financial statements. Combine lines 3 and 9	10	365,615.

Part XII Reconciliation of Revenue per Audited Financial Statements With Revenue per Return

1 Total revenue, gains, and other support per audited financial statements	1	4,683,150.
2 Amounts included on line 1 but not on Form 990, Part VIII, line 12:		
a Net unrealized gains on investments	2a	39,414.
b Donated services and use of facilities	2b	
c Recoveries of prior year grants	2c	
d Other (Describe in Part XIV.)	2d	82,257.
e Add lines 2a through 2d	2e	121,671.
3 Subtract line 2e from line 1	3	4,561,479.
4 Amounts included on Form 990, Part VIII, line 12, but not on line 1:		
a Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b Other (Describe in Part XIV.)	4b	
c Add lines 4a and 4b	4c	0.
5 Total revenue. Add lines 3 and 4c. (This must equal Form 990, Part I, line 12.)	5	4,561,479.

Part XIII Reconciliation of Expenses per Audited Financial Statements With Expenses per Return

1 Total expenses and losses per audited financial statements	1	4,317,535.
2 Amounts included on line 1 but not on Form 990, Part IX, line 25:		
a Donated services and use of facilities	2a	
b Prior year adjustments	2b	
c Other losses	2c	
d Other (Describe in Part XIV.)	2d	82,257.
e Add lines 2a through 2d	2e	82,257.
3 Subtract line 2e from line 1	3	4,235,278.
4 Amounts included on Form 990, Part IX, line 25, but not on line 1:		
a Investment expenses not included on Form 990, Part VIII, line 7b	4a	
b Other (Describe in Part XIV.)	4b	
c Add lines 4a and 4b	4c	0.
5 Total expenses. Add lines 3 and 4c. (This must equal Form 990, Part I, line 18.)	5	4,235,278.

Part XIV Supplemental Information

Complete this part to provide the descriptions required for Part II, lines 3, 5, and 9; Part III, lines 1a and 4; Part IV, lines 1b and 2b; Part V, line 4; Part X, line 2; Part XI, line 8; Part XII, lines 2d and 4b; and Part XIII, lines 2d and 4b. Also complete this part to provide any additional information.

PART XII, LINE 2D – OTHER ADJUSTMENTS:

RENTAL EXPENSES REPORTED ON PART VII LINE 6B

PART XIII, LINE 2D – OTHER ADJUSTMENTS:

RENTAL EXPENSES REPORTED ON PART VII LINE 6B

PART X – NO UNCERTAIN TAX POSITIONS WERE ADDRESSED IN THE ORGANIZATION'S

Part XIV Supplemental Information (continued)

FINANCIAL STATEMENT FOOTNOTES.

SCHEDULE J
(Form 990)

Department of the Treasury
Internal Revenue Service

Compensation Information

For certain Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

- Complete if the organization answered "Yes" to Form 990, Part IV, line 23.
- Attach to Form 990. ► See separate instructions.

OMB No 1545-0047

2009

Open to Public Inspection

Name of the organization

WASHINGTON ASSOCIATION OF REALTORS

Employer identification number
91-0789552

Part I Questions Regarding Compensation

1a Check the appropriate box(es) if the organization provided any of the following to or for a person listed in Form 990, Part VII, Section A, line 1a. Complete Part III to provide any relevant information regarding these items.

<input type="checkbox"/> First-class or charter travel	<input type="checkbox"/> Housing allowance or residence for personal use
<input type="checkbox"/> Travel for companions	<input type="checkbox"/> Payments for business use of personal residence
<input type="checkbox"/> Tax indemnification and gross-up payments	<input type="checkbox"/> Health or social club dues or initiation fees
<input type="checkbox"/> Discretionary spending account	<input type="checkbox"/> Personal services (e.g., maid, chauffeur, chef)

b If any of the boxes on line 1a are checked, did the organization follow a written policy regarding payment or reimbursement or provision of all of the expenses described above? If "No," complete Part III to explain

2 Did the organization require substantiation prior to reimbursing or allowing expenses incurred by all officers, directors, trustees, and the CEO/Executive Director, regarding the items checked in line 1a?

3 Indicate which, if any, of the following the organization uses to establish the compensation of the organization's CEO/Executive Director. Check all that apply.

<input checked="" type="checkbox"/> Compensation committee	<input checked="" type="checkbox"/> Written employment contract
<input type="checkbox"/> Independent compensation consultant	<input checked="" type="checkbox"/> Compensation survey or study
<input type="checkbox"/> Form 990 of other organizations	<input checked="" type="checkbox"/> Approval by the board or compensation committee

4 During the year, did any person listed in Form 990, Part VII, Section A, line 1a, with respect to the filing organization or a related organization:

- a** Receive a severance payment or change-of-control payment?
- b** Participate in, or receive payment from, a supplemental nonqualified retirement plan?
- c** Participate in, or receive payment from, an equity-based compensation arrangement?

If "Yes" to any of lines 4a-c, list the persons and provide the applicable amounts for each item in Part III.

	Yes	No
1b		
2		
3		
4a	X	
4b	X	
4c	X	

Only section 501(c)(3) and 501(c)(4) organizations must complete lines 5-9.

5 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the revenues of:

- a** The organization?

- b** Any related organization?

If "Yes" to line 5a or 5b, describe in Part III.

5a	
5b	

6 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization pay or accrue any compensation contingent on the net earnings of:

- a** The organization?

- b** Any related organization?

If "Yes" to line 6a or 6b, describe in Part III.

6a	
6b	

7 For persons listed in Form 990, Part VII, Section A, line 1a, did the organization provide any non-fixed payments not described in lines 5 and 6? If "Yes," describe in Part III

7	
8	

8 Were any amounts reported in Form 990, Part VII, paid or accrued pursuant to a contract that was subject to the initial contract exception described in Regs. section 53.4958-4(a)(3)? If "Yes," describe in Part III

9 If "Yes" to line 8, did the organization also follow the rebuttable presumption procedure described in Regulations section 53.4958-6(c)?

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J (Form 990) 2009

Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees. Use Schedule J-1 if additional space is needed.

For each individual whose compensation must be reported in Schedule J, report compensation from the organization on row (i) and from related organizations, described in the instructions, on row (ii). Do not list any individuals that are not listed on Form 990 Part VII.

NOTE. The sum of columns (B)(a) must equal the sum of columns (D) or columns (E) amounts on Form 800. Part VII Inc 15

SCHEDULE J-2
(Form 990)

Department of the Treasury
Internal Revenue Service

Continuation Sheet for Form 990

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2009

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Inspection

Name of the Organization

WASHINGTON ASSOCIATION OF REALTORS

Employer Identification number
91-0789552

Part I Continuation of Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
LEILA AVERY ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
PABLO LOZANO DIRECTOR	1.00	X					0.	0.	0.
BARBARA ANN STIER DIRECTOR	1.00	X					0.	0.	0.
JACQUELINE KILLORAN DIRECTOR	1.00	X					0.	0.	0.
BRYAN PETRO DIRECTOR	1.00	X					0.	0.	0.
DEL KNUDSON DIRECTOR	1.00	X					0.	0.	0.
KITTY WALLACE ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
MARC RICH DIRECTOR	1.00	X					0.	0.	0.
PATTI MCKERRICHER-BOYD DIRECTOR	1.00	X					0.	0.	0.
MIKE MCDONALD DIRECTOR	1.00	X					0.	0.	0.
PAULETTE SCHWARZKOPF ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
KENNETH NELSON DIRECTOR	1.00	X					0.	0.	0.
ISABEL ROOS ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
GINA GAMBOA DIRECTOR	1.00	X					0.	0.	0.
BARBARA MESERVEY SOUTHWEST REP	1.00	X					0.	0.	0.
LORI BRADY DIRECTOR	1.00	X					0.	0.	0.
MARGIE HEATH DIRECTOR	1.00	X					0.	0.	0.
KRISTY BUCK ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
KENT JONES PAST PRESIDENT	1.00	X					0.	0.	0.
LARRY HALL DIRECTOR	1.00	X					0.	0.	0.

LHA For Privacy Act and Paperwork Reduction Act Notice, see the Instructions for Form 990.

Schedule J-2 (Form 990) 2009

SCHEDULE J-2
(Form 990)

Department of the Treasury
Internal Revenue Service

Continuation Sheet for Form 990

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Name of the Organization

WASHINGTON ASSOCIATION OF REALTORS

Employer Identification number
91-0789552

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
MARY ANN HOPPERSTAD DIRECTOR	1.00	X					0.	0.	0.
RICH ENGELMANN ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
KEN BARCUS DIRECTOR	1.00	X					0.	0.	0.
ROBERT ANDERSON ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
LUCAS KANE DIRECTOR	1.00	X					0.	0.	0.
DEWAYNE GRANACKI PAST PRESIDENT	1.00	X					0.	0.	0.
SANDRA LORENZ ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
PATRICK PIERONI DIRECTOR	1.00	X					0.	0.	0.
KATHRYN CROSS REECE DIRECTOR	1.00	X					0.	0.	0.
PHILIP HARLAN VP-ELECT GOVT AFFAIR	1.00	X					0.	0.	0.
WILLIAM HUTCHINSON ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
GREGORY MOE DIRECTOR	1.00	X					0.	0.	0.
MARK KITABAYASHI DIRECTOR	1.00	X					0.	0.	0.
MARK STEVES DIRECTOR	1.00	X					0.	0.	0.
PILI MEYER NAR DIRECTOR	1.00	X					29,053.	0.	0.
RICHARD PILLING DIRECTOR	1.00	X					0.	0.	0.
DYLAN HONNOLD NORTHWEST WA REP	1.00	X					0.	0.	0.
NANCY STELOW TREASURER-ELECT	1.00	X					0.	0.	0.
JOHN EISSINGER DIRECTOR	1.00	X					0.	0.	0.
TEREN MACLEOD ALTERNATE DIRECTOR	1.00	X					0.	0.	0.

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Schedule J-2 (Form 990) 2009

Continuation Sheet for Form 990

2009

Name of the Organization

WASHINGTON ASSOCIATION OF REALTORS

Employer Identification number
91-0789552

Part I Continuation of Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
CATHALEEN CAVANAGH									
DIRECTOR	1.00	X					0.	0.	0.
TIM GAMBRELL									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
JIM KNYCH									
DIRECTOR	1.00	X					0.	0.	0.
EDWARD MURPHY									
NAR DIRECTOR	1.00	X					0.	0.	0.
DELNA VERMILLION									
DIRECTOR	1.00	X					0.	0.	0.
PHILIP SOUZA									
PAST PRESIDENT	1.00	X					0.	0.	0.
SALLY ANN MOWREY									
DIRECTOR	1.00	X					0.	0.	0.
VIC NEWHARD									
DIRECTOR	1.00	X					0.	0.	0.
BARBARA ARNESEN									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
TERRY MILLER									
NAR DIRECTOR	1.00	X					0.	0.	0.
JERRY FITTS									
DIRECTOR	1.00	X					0.	0.	0.
J. LENNOX SCOTT									
NAR DIRECTOR	1.00	X					0.	0.	0.
BEVERLY READ									
DIRECTOR	1.00	X					0.	0.	0.
EVANGELINE ANDERSON									
NAR DIRECTOR	1.00	X					0.	0.	0.
VERNON COOK									
DIRECTOR	1.00	X					0.	0.	0.
JASON WATABE									
DIRECTOR	1.00	X					0.	0.	0.
DAN MURPHY									
NAR DIRECTOR	1.00	X					0.	0.	0.
KATHI SWARTHOUT									
DIRECTOR	1.00	X					0.	0.	0.
SUSAN GEBHARDT									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
ERWIN PACE									
PAST PRESIDENT	1.00	X					0.	0.	0.

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Schedule J-2 (Form 990) 2009

SCHEDULE J-2
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Department of the Treasury
Internal Revenue Service

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Part I Continuation of Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
SHERYL KNOWLES									
DIRECTOR	1.00	X					0.	0.	0.
SHERI GOLDMAN									
DIRECTOR	1.00	X					0.	0.	0.
DENNIS BROWN									
VP ASSOC. OPERATION	1.00	X	X				0.	0.	0.
JOAN PARKER									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
RONI STRUPAT									
DIRECTOR	1.00	X					0.	0.	0.
LARRY HOFF									
DIRECTOR	1.00	X					0.	0.	0.
TARA CUMMINS									
DIRECTOR	1.00	X					0.	0.	0.
MICHAEL CORNELL									
DIRECTOR	1.00	X					0.	0.	0.
JANE TOBIN									
CRS PRESIDENT	1.00	X	X				0.	0.	0.
JOAN PROBALA									
DIRECTOR	1.00	X					0.	0.	0.
PETRA WALKER									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
KATRINA ASAY									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
D'ANN JACKSON									
NAR DIRECTOR	1.00	X					0.	0.	0.
KEITH NELSON									
DIRECTOR	1.00	X					0.	0.	0.
ALYSON NELSON									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
JIM LUCKEY									
DIRECTOR	1.00	X					0.	0.	0.
TAMMY LUNDIN									
DIRECTOR	1.00	X					0.	0.	0.
RICHARD MENTI									
DIRECTOR	1.00	X					0.	0.	0.
W. KEOKI MCCARTHY									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
JIM DIERST									
NAR DIRECTOR	1.00	X					0.	0.	0.

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		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
CAROLANN DURBON DIRECTOR	1.00	X					0.	0.	0.
BRIAN GRAVES CRB PRESIDENT	1.00	X	X				0.	0.	0.
CHRISTOPHER NYE DIRECTOR	1.00	X					0.	0.	0.
JERRY RIPPETEAU DIRECTOR	1.00	X					0.	0.	0.
NANETTE BERGDAHL ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
RICHARD BERGDAHL ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
JENNIFER GRAVES ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
PATRICIA HILL DIRECTOR	1.00	X					0.	0.	0.
BRENDA COURTADE DIRECTOR	1.00	X					0.	0.	0.
BRENT TAYLOR DIRECTOR	1.00	X					0.	0.	0.
BARRY BERGNER DIRECTOR	1.00	X					0.	0.	0.
DEBORAH RIPPETEAU DIRECTOR	1.00	X					0.	0.	0.
LINDA HEINEN WCR	1.00	X					0.	0.	0.
DON RILEY NAR DIRECTOR	1.00	X					0.	0.	0.
CHRISTINE FIELD DIRECTOR	1.00	X					0.	0.	0.
ANDREW WEIFFENBACH DIRECTOR	1.00	X					0.	0.	0.
DIANE RAE JONES ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
CHRISTOPHER FALSKOW DIRECTOR	1.00	X					0.	0.	0.
IRV REINKE DIRECTOR	1.00	X					0.	0.	0.
ROBB GRAY DIRECTOR	1.00	X					0.	0.	0.

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Part I Continuation of Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees		(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
(A) Name and title			Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
KRISTEN GREENLAW		1.00	X					0.	0.	0.
DIRECTOR										
CHRISTI IRWIN		1.00	X					0.	0.	0.
DIRECTOR										
MARY MATHISON		1.00	X					0.	0.	0.
DIRECTOR										
JOLENE ANDERSON		1.00	X					0.	0.	0.
DIRECTOR										
MARGUERITE GLOVER		1.00	X					0.	0.	0.
DIRECTOR										
MICHAEL MCALLEER		1.00	X					0.	0.	0.
DIRECTOR										
LAURA MARONEY		1.00	X					0.	0.	0.
ALTERNATE DIRECTOR										
RON WORTHAM		1.00	X					0.	0.	0.
DIRECTOR										
VICKIE CROOK		1.00	X					0.	0.	0.
DIRECTOR										
JANIS ELLINGSON		1.00	X					2,850.	0.	0.
IMMED, PAST PRES										
JAN ELLINGSON		1.00	X					21,250.	0.	0.
NAR DIRECTOR										
JOSHUA SCOTT		1.00	X					0.	0.	0.
DIRECTOR										
JAMES CLARKE		1.00	X					0.	0.	0.
ALTERNATE DIRECTOR										
MEREDITH LAWS		1.00	X					0.	0.	0.
ALTERNATE DIRECTOR										
MERIBETH HUTCHINGS		1.00	X					0.	0.	0.
DIRECTOR										
KYOKO MATSUMOTO-WRIGHT		1.00	X					0.	0.	0.
DIRECTOR										
GARY WRIGHT		1.00	X					0.	0.	0.
NAR DIRECTOR										
GREG WRIGHT		1.00	X					0.	0.	0.
PRESIDENT										
PETER PATERNO		1.00	X	X				0.	0.	0.
DIRECTOR										
KAREN SCHWEINFURTH		1.00	X					0.	0.	0.
DIRECTOR										

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SCHEDULE J-2
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Part I Continuation of Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
BETH COOPER DIRECTOR	1.00	X					0.	0.	0.
PAUL CHRYSLER DIRECTOR	1.00	X					0.	0.	0.
BRENDA RUMBALL DIRECTOR	1.00	X					0.	0.	0.
DAVID MILES DIRECTOR	1.00	X					0.	0.	0.
BRUCE MCKINNON ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
NATALEE THURSTON DIRECTOR	1.00	X					0.	0.	0.
JANET HITE ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
RICHARD WILLIAMSON ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
MICHAEL SCHOONOVER RLI	1.00	X					750.	0.	0.
NEIL JOHNSON DIRECTOR	1.00	X					0.	0.	0.
VIC PLESE ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
TERENCE SULLIVAN NAR DIRECTOR	1.00	X					0.	0.	0.
JIM CAROLLO PAST PRESIDENT	1.00	X					0.	0.	0.
STEVE FLINN DIRECTOR	1.00	X					0.	0.	0.
NANCY JONES DIRECTOR	1.00	X					0.	0.	0.
THOMAS HIX INLAND EMPIRE IREM	1.00	X					0.	0.	0.
JESSICA SHAEFFER VP-ELECT INFO SYSTEM	1.00	X					0.	0.	0.
JEANNETTE KARIS DIRECTOR	1.00	X					0.	0.	0.
MARIANNE GUENTHER DIRECTOR	1.00	X					0.	0.	0.
ERIC JOHNSON DIRECTOR	1.00	X					0.	0.	0.

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Schedule J-2 (Form 990) 2009

SCHEDULE J-2
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Department of the Treasury
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(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
LUANN PADGHAM									
INLAND NW CCIM	1.00	X					0.	0.	0.
CHUCK HORMEL									
DIRECTOR	1.00	X					0.	0.	0.
TOM HORMEL									
DIRECTOR	1.00	X					0.	0.	0.
ROBERT COLE									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
KEN GARCEAU									
DIRECTOR	1.00	X					0.	0.	0.
FRED GOEHLER									
CENT PUG SOUND REP	1.00	X					0.	0.	0.
ELAINE HILTON									
NAR DIRECTOR	1.00	X					0.	0.	0.
PATRICIA BREWER									
DIRECTOR	1.00	X					0.	0.	0.
GEORGE MCGILLIARD									
DIRECTOR	1.00	X					0.	0.	0.
RICHARD BEESON									
DIRECTOR	1.00	X					0.	0.	0.
WILLIAM RILEY									
PRESIDENT ELECT	1.00	X					0.	0.	0.
WANDA COATS									
DIRECTOR	1.00	X					0.	0.	0.
CHERYL O'BRIEN									
DIRECTOR	1.00	X					0.	0.	0.
BOBBIE CHIPMAN									
DIRECTOR	1.00	X					0.	0.	0.
MARGO WILLIS									
ALTERNATE DIRECTOR	1.00	X					4,550.	0.	0.
MICHAEL FLYNN									
NAR DIRECTOR	1.00	X					0.	0.	0.
VIRGINIA SMETHERS									
DIRECTOR	1.00	X					0.	0.	0.
DANIEL KENNEDY									
VP-ELECT BUS PRACT	1.00	X					0.	0.	0.
VIRGIL WELLS									
VP-ELECT EDUCATION	1.00	X					0.	0.	0.
NARVA WALTON									
ALTERNATE DIRECTOR	1.00	X					0.	0.	0.

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Schedule J-2 (Form 990) 2009

SCHEDULE J-2
(Form 990)

Department of the Treasury
Internal Revenue Service

Continuation Sheet for Form 990

OMB No 1545-0047

2009

Open to Public
Inspection

Name of the Organization

WASHINGTON ASSOCIATION OF REALTORS

Employer Identification number
91-0789552

Part I Continuation of Officers, Directors, Trustees, Key Employees, and Highest Compensated Employees

(A) Name and title	(B) Average hours per week	(C) Position (check all that apply)					(D) Reportable compensation from the organization (W-2/1099-MISC)	(E) Reportable compensation from related organizations (W-2/1099-MISC)	(F) Estimated amount of other compensation from the organization and related organizations
		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
RHONDA GRAY DIRECTOR	1.00	X					0.	0.	0.
KEVIN MULLIN DIRECTOR	1.00	X					0.	0.	0.
LORRAINE KLOPFENSTEIN ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
CARROLL DOTSON DIRECTOR	1.00	X					0.	0.	0.
TRACY BUTZKO ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
GLEN CLARK DIRECTOR	1.00	X					0.	0.	0.
RANDY BLUMER DIRECTOR	1.00	X					0.	0.	0.
JERRY BASTIN VP BUSINESS PRACT	1.00	X	X				0.	0.	0.
DANIELEE GILCHRIST ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
V. FAYE NELSON DIRECTOR	1.00	X					0.	0.	0.
SHERI RICHARDS DIRECTOR	1.00	X					0.	0.	0.
CHRISTINE SMITH ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
KENNETH BUTLER ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
SCOTT WILLIAMS DIRECTOR	1.00	X					0.	0.	0.
KATHY CORBETT DIRECTOR	1.00	X					0.	0.	0.
JAMES KIDDER SIOR	1.00	X					0.	0.	0.
JEFFREY LYON PAST PRESIDENT	1.00	X					0.	0.	0.
DON ARSENAULT DIRECTOR	1.00	X					0.	0.	0.
MICHAEL LIVINGSTON DIRECTOR	1.00	X					0.	0.	0.
ROBERT WALLACE ALTERNATE DIRECTOR	1.00	X					0.	0.	0.

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		Individual trustee or director	Institutional trustee	Officer	Key employee	Highest compensated employee			
FAYE CROW WEST WA IREM	1.00	X					0.	0.	0.
CONSTANCE BOYLE COMMERCIAL REP	1.00	X					0.	0.	0.
DENNIS JOHNSON PAST PRESIDENT	1.00	X					0.	0.	0.
KARIE ROLEN DIRECTOR	1.00	X					0.	0.	0.
SCOTT CHRISTIE DIRECTOR	1.00	X					0.	0.	0.
CAROL KAVANAUGH DIRECTOR	1.00	X					0.	0.	0.
KEVIN LYNCH ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
CHERYL FERRIER PAST PRESIDENT	1.00	X					0.	0.	0.
JON SOINE VP GOVT AFFAIRS	1.00	X	X				0.	0.	0.
CINDY WHITE PAST PRESIDENT	1.00	X					17,500.	0.	0.
MARK BROWN DIRECTOR	1.00	X					0.	0.	0.
DAVID HOVDE TREASURER	1.00	X	X				0.	0.	0.
STEPHANIE JOHNSON DIRECTOR	1.00	X					0.	0.	0.
JOHN MERRIS DIRECTOR	1.00	X					0.	0.	0.
MATTHEW MCBEATH ALTERNATE DIRECTOR	1.00	X					0.	0.	0.
BEN KINNEY DIRECTOR	1.00	X					0.	0.	0.
DONALD ELLIOTT DIRECTOR	1.00	X					0.	0.	0.
DAVID SULLIVAN DIRECTOR	1.00	X					0.	0.	0.
TERESA REYNOLDS VP-ELECT ASSN OPERAT	1.00	X					0.	0.	0.
MARCHELE HATCHNER DIRECTOR	1.00	X					0.	0.	0.

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Schedule J-2 (Form 990) 2009

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

Supplemental Information to Form 990

Complete to provide information for responses to specific questions on
Form 990 or to provide any additional information.
► Attach to Form 990.

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FORM 990, PART III, LINE 4D, OTHER PROGRAM SERVICES:

**BANQUETS/AWARDS/NATIONAL MEETINGS - TO ENCOURAGE HIGH STANDARDS BY
GIVING RECOGNITION TO MEMBERS.**

**FORM 990, PART VI, SECTION A, LINE 6: REAL ESTATE LICENSEES AND
AFFILIATES WHO HAVE JOINED A REALTOR FIRM.**

**FORM 990, PART VI, SECTION A, LINE 7A: ALL MEMBERS IN GOOD STANDING VOTE
FOR OFFICER ELECT POSITIONS EACH YEAR.**

**FORM 990, PART VI, SECTION B, LINE 11: UPON COMPLETION OF THE ANNUAL FORM
990, THE EXECUTIVE COMMITTEE WILL SERVE AS THE REVIEW BODY ON BEHALF OF THE
WASHINGTON REALTORS PRIOR TO FILING. MANAGEMENT WILL REVIEW THE FORM 990
WITH THE PREPARERS, CEO, AND CONTROLLER PRIOR TO FILING.**

**FORM 990, PART VI, SECTION B, LINE 12C: EXECUTIVE COMMITTEE REVIEWS AND
RULES ON ANY CONFLICT OF INTEREST ISSUES THAT MAY ARISE. NONE HAVE ARISEN.**

**FORM 990, PART VI, SECTION B, LINE 15A: AN ANNUAL EVALUATION IS CONDUCTED
BY AN EVALUATION COMMITTEE COMPRISED OF THE CURRENT PRESIDENT, THE
PRESIDENT-ELECT, THE TREASURER AND EITHER THE IMMEDIATE PAST PRESIDENT OR
THE TREASURER-ELECT, AT THE OPTION OF THE PRESIDENT.**

**SALARY INCREASES, BONUSES AND BENEFIT ENHANCEMENTS SHALL BE CONSIDERED
ANNUALLY, AT WHICH TIME WR SHALL TAKE INTO CONSIDERATION THE PERFORMANCE,
TIME IN THE POSITION, AND INDEPENDENT STUDIES OF APPROPRIATE DATA FOR**

SCHEDULE O
(Form 990)

Department of the Treasury
Internal Revenue Service

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SIMILAR ORGANIZATIONS, INCLUDING BUT NOT NECESSARILY LIMITED TO STUDIES BY
THE WASHINGTON SOCIETY OF ASSOCIATION EXECUTIVES, THE AMERICAN SOCIETY OF
ASSOCIATION EXECUTIVES, AND THE NATIONAL ASSOCIATION OF REALTORS (NAR).
THE FINAL DECISION ON WHETHER ANY SALARY INCREASES, BONUSES OR BENEFIT
ENHANCEMENTS WILL BE GIVEN TO THE CEO SHALL BE WITHIN THE SOLE DISCRETION
OF THE ASSOCIATION.

FORM 990, PART VI, SECTION C, LINE 19: THESE DOCUMENTS ARE NOT AVAILABLE
TO THE PUBLIC.

PART XI, LINE 2C

THERE HAS BEEN NO CHANGE.

FORM 990, PART VI, LINE 1A:

DELEGATION OF AUTHORITY TO EXECUTIVE COMMITTEE

23 MEMBERS OF THE EXECUTIVE COMMITTEE INCLUDING 5 OFFICERS, 5 COMMITTEE

CHAIRS, 5 COMMITTEE CHAIR ELECTS, 5 REGIONAL REPRESENTATIVES, 1

COMMERCIAL, 1 NAR DIRECTOR, AND 1 LOCAL ASSOCIATION EXECUTIVE

(NON-VOTING). THE SCOPE OF THE EXECUTIVE COMMITTEE IS: 1) GIVE

DIRECTION TO COMMITTEES AND TASK FORCES AS NECESSARY THROUGH THE SHARED

FOCUS OF THE ASSOCIATION, 2) MAKE BUDGET ADJUSTMENTS AS NECESSARY AND

AS RECOMMENDED PROVIDED THEY DO NOT EXCEED ONE PERCENT OF THE ANNUAL

BUDGET OR REDUCE THE OPERATING RESERVE BELOW THAT REQUIRED BY THE

FINANCIAL POLICIES, 3) PROVIDE BUDGET OVERSIGHT OF ALL PROGRAMS, 4) IN

COLLABORATION WITH THE CEO, MANAGE THE AFFAIRS OF THE ASSOCIATION, 5)

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02-03-10

Schedule O (Form 990) 2009

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HIRE THE CEO, ENTER INTO AN EMPLOYMENT AGREEMENT AS APPROPRIATE AND APPROVE EXTENSIONS TO SUCH AGREEMENT AS SPECIFIED IN THE AGREEMENT, 6) CONDUCT AN ANNUAL REVIEW OF THE CEO, 7) ALL PERSONNEL ISSUES DEALING WITH THE CEO, INCLUDING THE ANNUAL REVIEW PROCESS, SHALL BE CONDUCTED BY THE PRESIDENT, PRESIDENT-ELECT, TREASURER, AND ONE OTHER PERSON APPOINTED BY THE PRESIDENT. HOWEVER, THE FULL EXECUTIVE COMMITTEE SHALL VOTE ON THE HIRING AND FIRING OF THE CEO.