

Rules and Regulations at a Glance



3 Violations with Highest Fine

1. **COMPENSATION VIOLATION** Adding compensation to a listing in any form. If not corrected in 24 hours broker will incur a fine as well. **\$1000**
2. **Sharing your Name and Password** with a Non-Member. **\$1000**
3. **Showing a Coming Soon listing**-Listing must be Active to show (see definition of a showing) **\$1000**



BUYERS REP AGREEMENT VIOLATION

REPRESENTING a buyer without a buyer's representation agreement.

Violation of written buyer agreement. A buyers written agreement must be entered into prior to touring a home.



Clear Cooperation

Within 1 business day of marketing a property to the public, the listing broker must submit the listing to the MLS for (Coming Soon or Active) cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.



Frequent Violations

All listings must be entered with 24 hours of effective date or signature date whichever is the greater of the two

If the seller does not want their property in the MLS, be sure to **submit a Seller Waiver** to realMLS (Be sure you understand Clear Cooperation)

No Security Codes in Public or Private Remarks

Active - not showing. All Active properties must be available immediately to show or it must be Withdrawn Status

Status changes must be completed within 24 hours of signature

Listings may not be entered for non-realMLS members

Do not add a listing if the previous listing is in an Active, Withdrawn, or Pending status. The previous listing must be either Expired or Sold to be in compliance.

Only marketing statements and the condition of the property is permitted in Public Remarks. (Double check your Remarks for Fair Housing violations)

No contact information in the public parts of a listing

Altering data, deleting photos/documents could be a violation of the realMLS' copyright for the compilation of data





Data Integrity Policy

CITATION VIOLATION

\$50

INCOMPLETE or INACCURATE DATA (correctable)

Violation of complete and accurate data. Violation must be corrected within 24-hours of notice to avoid fine.

MAJOR VIOLATION

\$200

INCOMPLETE, INACCURATE, and/or LATE DATA ENTRY (uncorrectable)

Violation of timely, complete and accurate data. Due to their nature, Major Violations have no 24-hour notice and results in an immediate fine.

WRITTEN BUYER AGREEMENT VIOLATION

\$200

SHOWING PROPERTY WITHOUT WRITTEN BUYER AGREEMENT

Violation of written buyer agreement requirement. A written buyer agreement must be entered into prior to touring a home.

CRITICAL VIOLATION

\$1000

COMING SOON, MLS ACCESS AND COMPENSATION IN MLS

Violation of protections in place for all. Due to their nature, Critical Violations cannot be corrected and result in an immediate \$1,000 fine.

COMING SOON VIOLATION

Abuse of the coming soon status

MLS ACCESS VIOLATION

Sharing password and/or unauthorized access

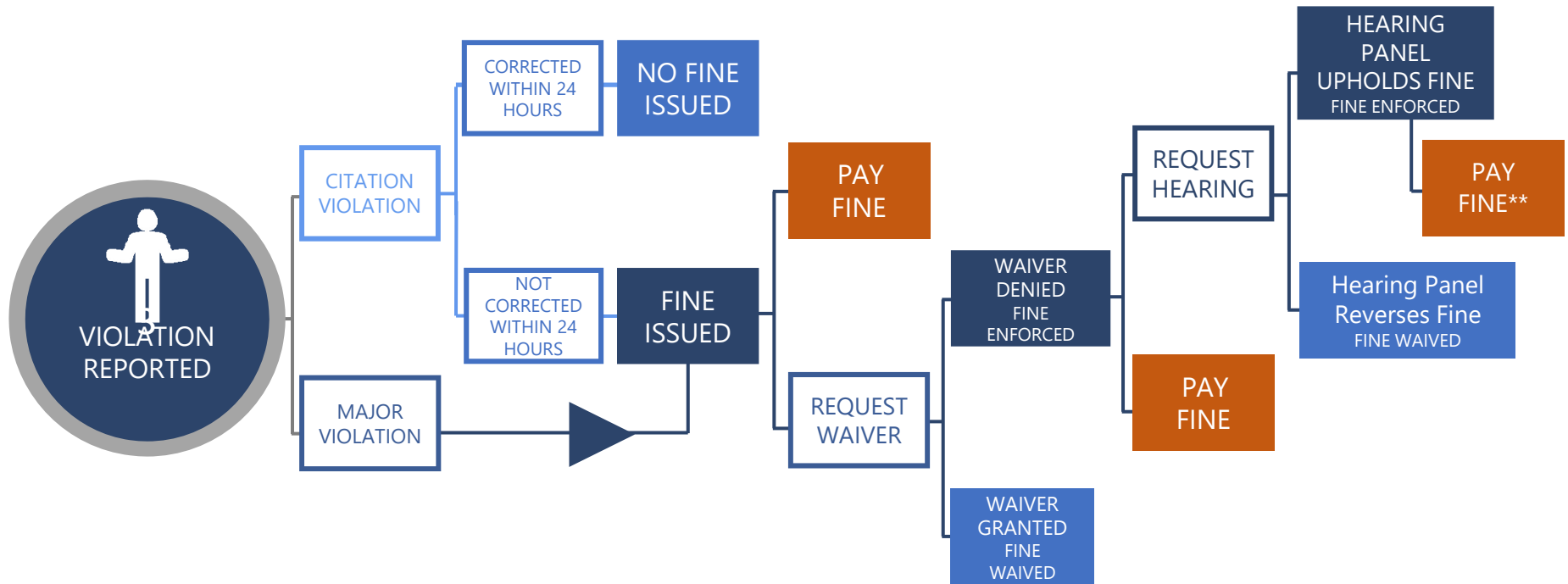
COMPENSATION IN MLS VIOLATION

Offering compensation in the MLS or on any platform offered by the MLS. Immediate \$1,000 fine to Listing Agent. If not removed within 24 hours, broker will also incur a \$1,000 fine.





Data Integrity Process



**All decisions of Hearing Panel are FINAL. If procedural deficiencies or lack of procedural due process may have deprived a Participant or Subscriber of the opportunity for a full and fair hearing, a procedural review may be requested.

realMLS 2 Rule Changes

1. WRITTEN BUYER AGREEMENT REQUIREMENT

Violation of written buyer agreement requirement. A written buyer agreement must be entered into prior to touring a home.

2. OFFER OF COMPENSATION PROHIBITED

Offering compensation in the MLS or on any platform offered by the MLS. Significant IMMEDIATE Fine to Listing Agent. If not removed within 24 hours, broker will also incur a \$1000 fine.

EFFECTIVE August 17, 2024 For more information:

Data Integrity Policy: realMLS.com/Data-Integrity-Policy

NAR Settlement: realMLS.com/NAR-settlement

