

Common Violations of MLS Rules & Regulations

LATE FILING OF LISTING

Listing is entered more than 2 days after listing date on the listing agreement.

Sanction: \$30 Fine

Rule: Section 7.a.

- a. *For filing a late listing or extension agreement, the Participant shall automatically be assessed \$30 for each violation, unless a written explanation acceptable to the MLS is provided.*

LATE LISTING EXTENSION

Expiration date is modified after listing is expired.

Sanction: \$30 Fine

Rule: Section 7.a.

- a. *For filing a late listing or extension agreement, the Participant shall automatically be assessed \$30 for each violation, unless a written explanation acceptable to the MLS is provided.*

Rule: Section 1.10

All listings filed with the MLS will automatically be removed from the compilation of current listings on the expiration date in the listing agreement, unless prior to that date the MLS receives notice that the listing has been extended or renewed by the listing broker. If notice of renewal or extension is received after the listing has been removed from the compilation of current listings the extension or renewals of listings will be published in the same manner as a new listing. Extensions and renewals of listings must be in writing by the seller(s) and filed with the service.

EXTENDING A LISTING WITHOUT WRITTEN AUTHORIZATION

Expiration date is extended on a listing without signed, written permission from the seller.

Sanction: \$250 Fine

Rule: Section 7.l

- l. *For filing an extension on a listing without proper written authorization of the seller, the listing agent shall automatically be assessed \$250 for each violation.*

NO PHOTO

No primary listing image is attached to the listing or a placeholder image is attached instead of an image representative of the property:

Sanction: \$30 Fine

Rule: Section 7.r.

- r. *For failing to submit one primary image for a listing, the listing agent shall be issued a warning. If within 72 hours of the warning, a primary image is not submitted, the listing agent automatically will be assessed \$30 for the current and subsequent 72 hour period(s) that the listing agent fails to submit a primary image.*

PERMISSION TO USE PHOTOS

Listing images are taken from another listing or from a third party (typically Google, Bing, etc.) without permission or license

Sanction: No Prescribed Sanction – MLS may remove photos

Rule: Section 12.2 –Note 1

[...] If a listing broker desires to use the photographs, drawings or similar "Media" from a former listing made by another participant or subscriber (the "Original Listing Broker") in connection with the new listing broker's Active listing MLS Compilation for a particular property, the new listing broker shall first obtain the written permission

of the "Original Listing Broker" to do so. As stated in Section 1.2, the branding of photographs and virtual tours with any information or additional images is prohibited.

BRANDING IN PHOTOGRAPHS (SIGN IN PHOTO)

For Sale sign appears in listing image.

Sanction: \$30 Fine

Rule: Section 7.q

- q. For entering personal agent contact information in any field of information other than the REALTOR® REMARKS section of a listing, the Participant shall automatically be assessed \$30 for each violation, unless a written explanation acceptable to the MLS is provided.*

CONTACT INFORMATION IN PUBLIC REMARKS

Branding or contact information is entered in public remarks.

Sanction: \$30 Fine

Rule: Section 7.q

- q. For entering personal agent contact information in any field of information other than the REALTOR® REMARKS section of a listing, the Participant shall automatically be assessed \$30 for each violation, unless a written explanation acceptable to the MLS is provided.*

STATUS NOT CHANGED TO PENDING

Listing remains in Active status with no contingency type specified after a working contract is established.

Sanction: \$30 Fine

Rule: Section 7.b.

- b. For not reporting a property as pending or closed, the Participant shall automatically be assessed \$30 for each violation, unless a written explanation acceptable to the MLS is provided.*

STATUS NOT CHANGED TO CLOSED

Listing remains in Pending status after a sale is recorded.

Sanction: \$30 Fine

Rule: Section 7.b.

- b. For not reporting a property as pending or closed, the Participant shall automatically be assessed \$30 for each violation, unless a written explanation acceptable to the MLS is provided.*

FAILURE TO NOTIFY MLS OF ASSISTANT TERMINATION

Broker does not notify the MLS within 24 hours of the termination of an assistant.

Sanction: \$100 Fine

Rule: Section 7.o.

- o. For failure to notify the MLS within twenty-four (24) hours upon termination/resignation of the assistant, employee, or consultant who has been issued a Login ID and Password, the Participant, or Subscriber (if applicable), shall automatically be assessed \$100 for each violation, unless a written explanation acceptable to the MLS is provided.*