

SUPPLEMENT #1
MLS RULES AND REGULATIONS
December 2019
(Items previously approved but omitted from 2019 revised update)
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Section 1 Listing Procedures

Agent contact information of any kind in the remarks section, including Broker/Agent branding of photos & virtual tours; showing phone number in remarks section; lock box codes or codes of any kind. A list of websites that are PERMITTED and that are PROHIBITED can be found on SWLAR Website.

Section 1.1.1 Listings subject to Rules and Regulations

**ADD:**

e. Listings are allowed to be entered into two categories (i.e. Residential and Townhome OR Commercial/Lease, etc.); however, when the property is sold or leased only ONE listing is to remain in MLS, with the second listing being withdrawn.

Section 1.4 Change of Status of Listing

Any change in listed price or other change (including Active Contingent and Under Contract, Sold statuses) in the original listing agreement shall be made only when authorized in writing by the Seller and shall be filed with the service within **seventy-two (72) business hours** (excluding all holidays the Board Office is closed) after the authorized change is received by the listing broker. **11/2019 L**

Section 1.5 b

**ADD:**

All Brokers will be allowed to change a listing from Withdrawn to Active Status. However, any Realtor/Broker, from the same office, who withdraws a listing will not be allowed to re-enter this listing for seven (7) calendar days, otherwise an immediate fine of \$50 will be issued. However, you will be allowed to submit any documentation or proof, if there are extenuating circumstances, and the MLS Committee will review your claim.

(NOTE: Removed "this will also be considered a Code of Ethics Violation")

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**ADD TO GLOSSARY:**

*To definition of One Time Listing:*

Agents who enter One-Time Listings must use drop down menu to select Y/N if it is a One-Time Listing. When "Y" is entered, Listing Data Checker will no longer send immediate date infractions. However, agents are still responsible for writing out "one-time listing" in the first line of the Internet remarks. 1/12/2016 L

*Non-Listed Solds:*

Agents who enter Non-Listed Solds, who select "N" in the status, will automatically generate "None" in the listing type. When "N" is selected, Listing Data Checker will no longer send immediate date infractions