

MLS RULES - Matrix of different CCRMLS rules

**** Subject to change WITHOUT notice ****

NOTE - This is a BRIEF SUMMARY of the rules....subject to change....
For full sets of all MLS Rules log into MLS, click LINKS,
then click LINKS & DOCUMENTS

(Effective 1/1/07)

(revised 4/20/08)

Atascadero AOR

**Section 7.6 - "Office Exclusive" listings -
Exempt from placement into MLS**

Seller must sign certification - agent submits to MLS

Section 7.8 - Changes of Listing Information

Agent submits status, price and/or other changes to MLS within 48 hours
(except holidays/wkends)

**Section 7.10 - Contingencies - Only can be
used with accepted offers under specific
Circumstances for properties with accepted
offers**

The active contingent status may only be used for First Right of Refusal
Contingencies, Court Ordered, Probate, Trustee or Short Sale with the first
line of the all office remarks section to be used to clarify the time frame. Any
other in "esrow status" to be reported as pending.

Section 7.18 - Multiple Unit Properties

Properties to be sold separately must be indicated in the MLS and are to
be published separately, or for tracts and condos a minimum of 7 must
be input

Section 10.1 - Reporting of Sales

All sales must be reported to MLS within 48 hours

**Section 11.5 & 12.5 - Misuse of Remarks,
Photos and Virtual Tours**

Photos MUST be in within 7 days of a new listing for ALL listings,
regardless of property type (ALL residential, vacant land, income, etc)
unless seller rejects a photo to be added

Section 12.8 - Advertising of MLS listings

Can only advertise MLS listings with prior consent of listing broker

**Section 12.5 - Misuse of Remarks - Cannot
make disparaging remarks, must directly
relate to the marketing of the listing**

No name, phone or instructions leading to listing agent in Public Remarks
or on Virtual Tours

**Caravan Guidelines - NOTE....For full details on
caravans in different areas, log into the MLS
program, click on LINKS, then click MLS LINKS
and select the appropriate documents
CHECK ALL THE OTHER DETAILS online !!!!!**

Home must be on list and confirmed by noon on prior day or it will be
removed. No additions to the list during meeting. Must be in the
appropriate "map" area. Must be at least in drywall stage. The agent,
or adult representative of agent must be present when on caravan.
Can be caravanned multiple times, but must be noted in "Caravan Remarks"
section.

Duplicate Listings -

A listing can be entered into a 2nd category or area of the MLS database,
as long as the information is maintained in a consistent manner and once
the listing is sold, expired, or withdrawn that one of the listings be
deleted through the Association office.