

MLS RULES - Matrix of different CCRMLS rules

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

(Effective 1/1/07)

(revised 4/20/08)

San Luis Obispo AOR

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

Seller must sign certification - agent must submit to MLS within 48 hours (except holidays/weekends)

Section 7.8 - Changes of Listing Information

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

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

Contingent status can be used if coupled with an "associated first right of refusal or release" clause or those transactions associated with a court ordered probate or trustee sale. Contingent status shall specify the release parameters and time frames in the 1st line of "Agent Remarks".
Business Opportunity listings may utilize the "contingent" status even when not associated with a release clause or probate sale.
Short Sale transactions may utilize the "contingent" status, and must specify in the first line of Agent Remarks "Short Sale subject to lender approval"

Section 7.18 - Multiple Unit Properties

Properties to be sold separately must be indicated individually in the MLS and are to be published separately

Section 10.1 - Reporting of Sales

All sales must be reported to MLS within 48 hours (except holidays & weekends)

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

Photos and Virtual Tours cannot be reused from MLS by a different listing agent on a new listing submission without permission from the original listing agent who first published the photos or virtual tour.

Section 12.8 - Advertising of MLS listings

Can only advertise MLS listings with prior consent of listing and as provided in Section 12.16 relating to display of listings on the internet.

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

The following personal contact info may not be placed into the "Public Marketing Internet" remarks section, nor the Photo section, nor any publicly visible display, nor on a MLS virtual tour or virtual media: agent and/or office name, address, phone, email address or web address or logo. URLs may be used in the "Public Marketing Internet" section and the "Virtual Tour" section only if the URL and link destinations include no personal and/or office identification information.

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 !!!!!

Hold Caravan home open during the designated times determined by your local AOR. To deviate from those times, the altered times must be noted in the "Caravan Report Comments" section before 3:00 p.m. the day prior to the Caravan. To avoid a penalty for cancelling a Caravan home, the Caravan cancellation must be verbally announced

at the MLS meeting, and a cancellation sign must be posted on the property.

Duplicate Listings -

No duplicates allowed.