

MLS RULES REVISIONS – 12/13/11
Pismo Coast Association of REALTORS®

7.6 Exempted Listings. If the seller refuses to permit the listing to be disseminated by the service, the listing broker shall submit to the service a certification signed by the seller that the seller does not authorize the listing to be disseminated by the service within 2 days after all necessary signatures of the seller(s) have been obtained on the listing.

7.8 Change of Listing Information. Listing brokers shall input any change in listing information, including the listed price or other change in the original listing agreement, to the MLS within 2 days after the authorized change is received by the listing broker. By submitting inputting such changes to the MLS, the listing broker represents that the listing agreement has been modified in writing to reflect such change or that the listing broker has obtained other legally sufficient written authorization to make such change.

7.10 Contingencies – Any contingency or condition of any term in a listing shall be specified and noticed to the participants within 2 days, however, Contingent status can be used for a first right of refusal, those transactions associated with a court ordered probate or trustee sale, bankruptcy, REO, short sale, and HAP program. As prescribed by the MLS, the Active Contingent status may only be used for REO and short sales prior to lenders written consent, sale contingencies coupled with a right to cancel clause or those transactions associated with a court ordered probate sale. Listings, in the Active Contingent status shall specify the release parameters and time frames in the first line of “Agent Remarks” in the MLS database. Listings which qualify as Notice of Default, REO or Short Sale shall be identified in the MLS system as “NOD/Foreclosure”, “REO” or “Short Sale” by using the Listing Detail MLS database selections. (this Rule will become effective when Rapattoni implements the check-boxes)

7.11 Detail on Listings Filed With the Service. All listings input into the MLS shall be complete in every detail including full gross listing price, listing expiration date, compensation offered to other Broker Participants and any other information required to be included as determined by the MLS Committee and approved by the Board of Directors. Listings that are incomplete shall be ineligible for publication in the MLS and subject to immediate removal. All entries in the MLS Database are required to have a picture unless the listing agreement states that the seller requests no photos. There shall be no logo or branding included in the MLS photo.

7.27 Duplication of Entries. A listing can be entered into a second 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 cancelled that one of the listings be deleted through the Association office within 2 days. If a property is entered twice, the “primary” entry shall be that which is in the correct geographical area or the correct property type. Within 2 days after the sale, expiration or cancellation of the property listing, the listing broker shall provide written notice to the Association identifying the “secondary” entry to be deleted.

11.5 Photographs on the MLS. By submitting photographs to the MLS, the Participant and/or Subscriber represents and warrants that he or she either owns the right to reproduce and display such photographs or has procured such rights from the appropriate party, and has the authority to grant and hereby grants the MLS and the other Participants and Subscribers the right to reproduce and display the photographs in accordance with these rules and regulations. Use of photographs and or virtual tours by a subsequent listing agent requires prior written authorization from the originating listing agent or other appropriate party with the legal right to reproduce and display such photographs and or virtual tours. Except by the MLS for purposes of protecting its rights under Section 11.6, branding of photographs, virtual tours or any other photographic representation with any information or additional images, including but not limited to photos displaying “for sale” signs posted on the property, is prohibited. At least one (1) photo, rendering, site plan or graphic image accurately displaying the listed property (except where sellers expressly direct that photographs of their property not appear in MLS compilations) is required at time of submission of the listing in all property types.

12.5 Misuse of Remarks. Information in the public remarks shall only relate to the marketing, description and condition of the property. No contact information is permitted, including names, phone or fax numbers, email addresses or website addresses (including virtual tours, transaction tracking URLs and evolving technology including but not limited to QR codes). No showing instructions are permitted, including references to lockbox, alarm, gate or other security codes, or the occupancy of the property (a statement that the property shall be delivered vacant is not a violation of this section). No information directed toward real estate agents or brokers, including compensation or bonuses offered to cooperating brokers may be shown in public remarks. No information other than the marketing, description and condition of the property is permitted. Participants and Subscribers may

not use the remarks in a property data profile sheet or listing submitted to the MLS or inputted directly into the MLS database for purposes of disparaging other real estate agents or conveying information about other offices or for conveying any other information that does not directly relate to the marketing of the listing. ~~The following personal contact information may not be placed into the "Public Marketing Internet" remarks section of the MLS form/system, nor in the MLS 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.~~

13.2.2 Lockbox Type Requirements. Participants and Subscribers who utilize lockboxes or other access devices (and so indicate on the MLS) shall use the designated or authorized lockbox required by the MLS where the listing is submitted. More than one lockbox or access device may be used on a property as long as one of them is the lockbox designated or authorized by the MLS where the listing is submitted.

13.12 Removal. The lockbox must be removed within 2 days after the close of escrow or expiration/cancellation of the listing.