



Data Integrity Policy

CITATION VIOLATION

\$50

**INCOMPLETE or
INACCURATE DATA
(correctable)**

Violation of complete and accurate data. Violation must be corrected within 24 hours of notice to avoid fine. If fine is assessed, must be paid within 10 days or fine will be doubled.

MAJOR VIOLATION

\$200

**INCOMPLETE,
INACCURATE DATA,
and/or MISTIMED
(uncorrectable)**

Violation of timely, complete and accurate data. Due to their nature, Major Violations cannot be corrected and results in a fine. Fine must be paid within 10 days or fine will be doubled.

COMING SOON VIOLATION

\$1000

**ABUSE OF COMING SOON
STATUS**

Violation of the rules of the Coming Soon status. Including but not limited to presenting/accepting offers while in Coming Soon status. Violation will result in an automatic \$1000 fine for 1st offense and 1% of sale price for 2nd and subsequent offenses (not to exceed \$15,000).

ACCESS VIOLATION

\$1000

**SHARING PASSWORD &
UNAUTHORIZED ACCESS**

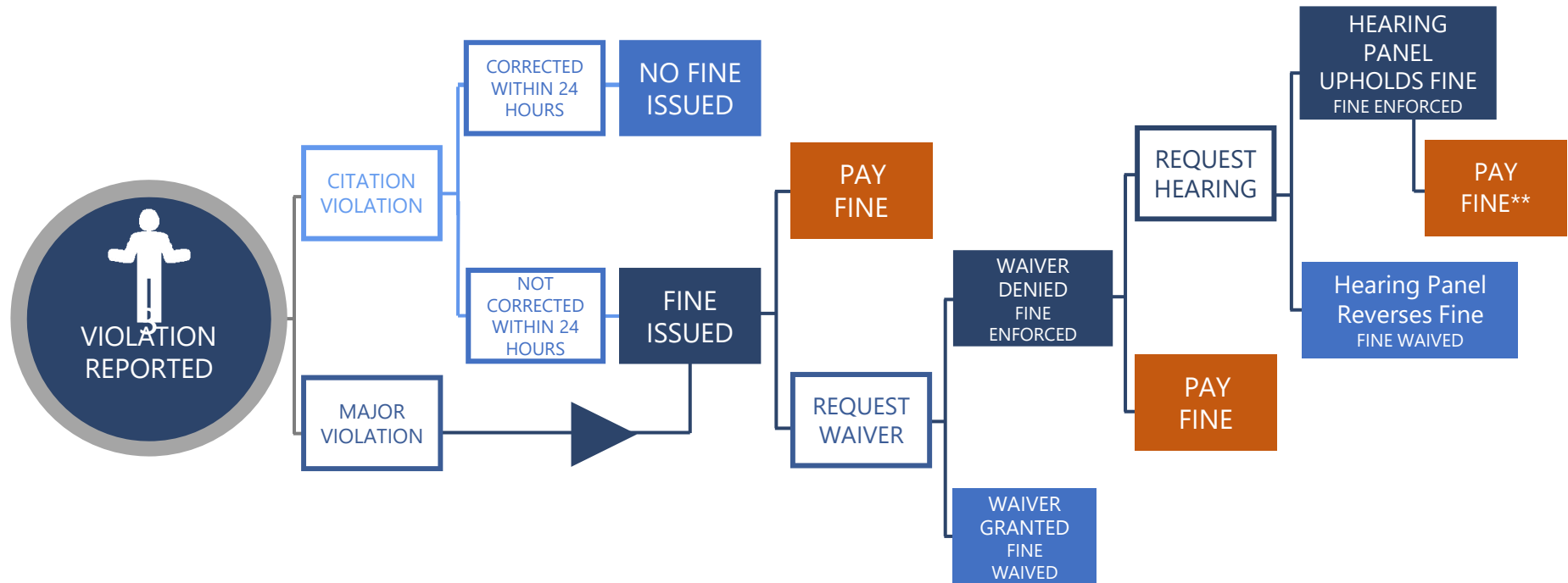
Violation of sharing realMLS credentials/unauthorized access. To protect the integrity of MLS data and the investment members have in realMLS, sharing login credentials or enabling unauthorized access to realMLS is considered a serious violation and will result in an automatic fine.

****All fines collected will be donated to NEFAR Charitable Foundation****

A full list of policies and procedures can be found at www.realmls.com



Data Integrity Process



**All decisions of Hearing Panel are FINAL. If procedural deficiencies or lack of procedural due process may have deprived a Participant or Subscriber of the opportunity for a full and fair hearing, a procedural review may be requested.

Rules and Regulations at a Glance



3 Violations with Highest Fine

1. **Sharing your Name and Password** with another person. \$1000
2. **Showing a Coming Soon listing**-Listing must be in Active to show (see definition of a showing)
3. **Presenting an offer while in a Coming Soon Status**-Listing must be in Active status to present and/or accept a Purchase and Sale Agreement

IMPORTANT: Coming Soon Violations (2 & 3 above): First offense **\$1000**, second offense **1% of Sales Price** (not to exceed \$15,000)



Definition of a Showing

Showings include either of the following:

Physical, on site viewing of the listed property by potential buyers with a cooperating broker and/or;

Virtual showing (which could mean live or pre-recorded video of listed property), during which the listing broker or buyer agent is available to answer any questions that a cooperating broker or prospective buyer may have about the property”.



Clear Cooperation

Within 1 business day of marketing a property to the public, the listing broker must submit the listing to the MLS (Coming Soon or Active) for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.



Frequent Violations

All listings must be entered within 24 hours of the Effective Date or Signature Date on the Listing Agreement whoever is later.

If the seller does not want their property in the MLS, a **Seller's Waiver of Entry Into MLS** addendum must be sent to realMLS. (Be sure you understand Clear Cooperation)

No Security Codes in Public or Private Remarks

If a listing is in Active status it must be available to be shown or it must be changed to a Withdrawn Status-no future dates for showings permitted

Status changes must be completed within 24 hours of signature

Listings may not be entered for non-realMLS members

Do not add a listing if a previous listing is still in an Active, Withdrawn, or Pending status. The previous listing must be either Expired or Sold to be in compliance.

Only marketing statements about the property is permitted in Public Remarks. (Be sure to double check all Remarks for Fair Housing violations)

No contact information in Public Remarks or in Photos or Unbranded Virtual Tours.

Altering data, deleting photos/documents could be a violation of the realMLS' copyright for the compilation of the MLS database.