

Dear Members

In our continual endeavor to meet the needs of our members, G.L.A.R. will be implementing a change to the Listing Checker system **effective November 1, 2011**.

Driven by our members' multiple and frequent requests for a compliance policy, MLS violations identified by the Listing Checker system will now be subject to a fine as shown on the chart below (Exhibit 1).

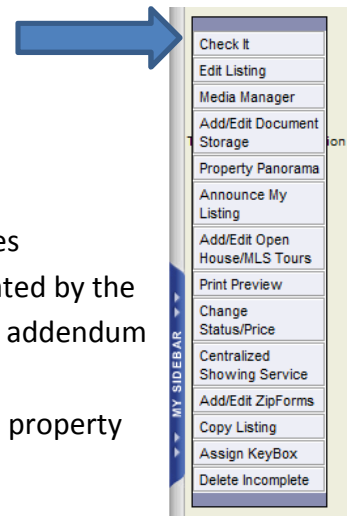
MLS Rules 8.08 and 8.09 state that modification to listings must be made in the MLS system within 3 days of the effective date of the change. G.L.A.R. has provided that each violation will include an additional 3 day grace period from the date of the violation notice, to make the appropriate correction or reply to the violation notice email with a request to waive the violation.

Should the correction not be made within the grace period, a 2nd email notice will be sent indicating that the listing should be corrected *immediately* and that failure to do so will result in an automatic fine of no less than \$50, and the potential loss of MLS access.

A 3rd & final notice will now indicate that a fine *has been assessed and attached to your agent account* at G.L.A.R. An email will be generated from G.L.A.R. to the listing agent and the office broker/manager indicating the fine amount and payment information. (Exhibit 2)

In addition, repeat offenders (licensees with 3 or more violations of the same type in a 12 month period) will be subject to an additional immediate fine in the amount of \$50, increasing to a minimum of \$100 per violation for 4 or more violations.

In order to help reduce the number of violations, NTREIS has added a feature to the MLS system that allows you to check the listing for potential violations as you are entering or editing a listing. Simply click the **Check It** option (as shown). Any potential violation will be shown in **RED**.



The most frequent violations are:

- Rule 8.08 Neglecting to change listing to Pending after Option Period expires
- Rule 8.08 Neglecting to get an extension on a Pending listing, thus listing expires
- Rule 8.10 Not properly documenting a request to not disclose sales price (initiated by the buyer & negotiated at the time of, and included in, the contract rather than an addendum at closing)
- Rule 7.28 Including financing and/or incentive, agent or website information in property description (rather than private remarks.)
- Rule 7.10 Inaccurate Parcel (Tax) ID
- Rule 7.10 Inaccurate City (city must be the city shown to be the taxing authority, not the postal city)

A copy of the [MLS Rules and Regulations](#) is posted on the [G.L.A.R. website](#).

The implementation of this compliance policy is member driven and directly related to the feedback received from our members. We greatly appreciate your support in ensuring the integrity and accuracy of the data in the MLS system. Please feel free to call our office at 972-221-4606 ext. 4# and speak with Melody Kruse if you have any questions or concerns.

Exhibit 1

MLS Violation Fee Chart

Effective Nov. 1 2011

Violation Name	Summary
Incorrect Address	Street#, Street Name, County and Zip Code must match tax record
Base Fine Amount:	\$50 flat fee upon 3 rd notice same listing or repeat offender (3 notices for same violation on different listings)
Incorrect City	MLS City must match tax record Location City (city receiving taxes)
Base Fine Amount:	\$100 flat fee upon 3 rd notice same listing or repeat offender (3 notices for same violation on different listings)
Incorrect Parcel ID	Parcel ID must match tax record Parcel ID or Short Parcel ID
Base Fine Amount:	\$100 flat fee upon 3 rd notice same listing or repeat offender (3 notices for same violation on different listings)
Incorrect MLS Area	MLS Area must match tax record MLS Area
Base Fine Amount:	\$100 flat fee upon 3 rd notice same listing or repeat offender (3 notices for same violation on different listings)
Incorrect Mapsco Data	Mapsco Book and Mapsco Page must match tax record or corresponding Mapsco data
Base Fine Amount:	\$100 flat fee upon 3 rd notice same listing or repeat offender (3 notices for same violation on different listings)
Incorrect School District	School District must match tax record School District
Base Fine Amount:	\$50 flat fee upon 3 rd notice same listing or repeat offender (3 notices for same violation on different listings)

Note: Grace period to correct violations has changed from 5 days to 3 days. After first grace period has expired, a 2nd notice will be emailed with a 1 day grace period. Upon 3rd notice, the applicable fine will be assessed.

Exhibit 2

GREATER LEWISVILLE ASSOCIATION OF REALTORS®

Notice of MLS Violation Fine Assessment

[Pick the date]

[Type the recipient name]

[Type the recipient address]

Cc: Broker/Manager Name

RE: MLS# _____ Violation # _____

You recently listed or changed the above property through NTRIS MLS. *The G.L.A.R. Quality Assurance Department notified you twice regarding an infraction within the data and it was not corrected.* Therefore, **per our members' requests for a compliance policy**, a fine of \$_____ has been assessed and attached to your account. This fine must be paid within 3 days to avoid the disruption of your MLS access.

You may appeal this fine within 3 days. [Click here](#) to print a waiver request from the G.L.A.R. MLS Committee.