

New/Modified MLS Rules adopted by Bay East AOR

The following change was approved by the Multiple MLS Management Committee (“M3”), consisting of representatives from Bay East, Contra Costa, and EBRDI, effective July 1, 2013. If you have any questions regarding the change please contact Roya Chaudhry at 925-730-4071 or royac@bayeast.org. For a full set of the MLS rules and Regulations [click here](#)

MLS Rule Section 12.5.2 has been modified adding item “f”:

12.5.2 Confidential Remarks Restrictions and Requirements

- a. “For Comp Purposes Only” must appear in the first line of confidential remarks when a listing is entered for that purpose.
- b. References to codes, burglar alarm, security system, gate codes or combo lockbox code may only be placed in confidential remarks only with seller’s written permission.
- c. Caution: Title or escrow information may be entered in confidential remarks; however, participants/subscribers should note that any verbiage which implies a requirement to use a specific title company or escrow service may be a violation of RESPA. You are advised to seek legal counsel for specific advice when using such verbiage.
- d. Except for reciprocal listings, no reference may be made to licensees who are not participants or subscribers.
- e. No reduction conditions on compensation offered through the MLS for items such as lender reductions of gross commission, short sale negotiator fees or other administrative costs of the transaction is allowed.
- f. Agents that prefer to put in confidential remarks when offers will be presented must update any change in presentation date and time prior to twenty four (24) hours of the new date and/or time of presentation.**