

SUMMARY OF MLS RULE CHANGES EFFECTIVE NOVEMBER 29, 2021

7.5.1 Clear Cooperation. Within one (1) business day of marketing a property to the public, the listing broker must submit the listing to the MLS 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. **The public would include anyone outside the Broker(s) and agent(s) licensed within a single brokerage and their clients.**

9.1.1 Showing Access. Properties entered into the system must be available to show within 3 days subject to any tenants' rights, hazardous conditions or unless seller indicates otherwise in writing. **Listings within the Coming Soon Status must clearly state in the Confidential Remarks seller's instruction as to whether showings will be permitted or not. If showings are not permitted, showings are not allowed for any Subscriber nor by the listing agent. If showings are permitted, the listing agent may show and must allow showings by any Subscriber. Agent must indicate any change to the seller's instruction in the MLS accordingly.**

10.1 Statuses.

Coming Soon - "Coming Soon" is defined as a temporary, optional starting status that can be selected by listing agent. This applies if publicly marketed.

~~A valid listing contract exists and a SELM has been filed with the MLS. Remains in status for 30 days after which it becomes Withdrawn Coming Soon. Days on MLS will not start counting until published as an "Active" listing.~~

10.1.1 Coming Soon Listings. It shall be the responsibility of the Broker Participant (Section 4.1.1) and Real Estate Subscriber (Section 4.2.1) to follow said rules when placing a property in the Coming Soon section of the multiple listings service (MLS). Broker Participant and Real Estate Subscriber shall only place a property in the Coming Soon section of the MLS if the Participant/Subscriber has met necessary criteria for MLS input as described Sections 7.5, 7.6 and 8.1.

Participant/Subscriber is required to enter a proposed list date to proceed in placing a listing in the Coming Soon section of the MLS. Once the listing moves from Coming Soon to any Active status it cannot revert back to Coming Soon **with that same broker.**

1. It is optional to place your listing into the Coming Soon Status.
2. **Listing agent must have a signed written listing agreement in place to enter a "Coming Soon" listing which explains the limitations of the "Coming Soon" status.** ~~The listing agent must have an active listing agreement in place to enter a Coming Soon listing.~~
3. **The MLS requirement of unilateral offer of compensation still applies while in "Coming Soon" status.**
4. The Coming Soon listing will automatically be placed in a "Withdrawn Coming Soon" after thirty (30) days of entry.
5. **Coming Soon listings will be viewable to all MLS Participants.**
6. Coming Soon listings will not be syndicated out to other websites.
7. Coming Soon listings will not be included in the IDX and RETS feeds.
8. Coming Soon listings are only searchable within the Paragon MLS.
9. Once a listing has been moved from Coming Soon to Active status by the agent, it cannot revert to Coming Soon **with that same broker.**
10. **Days on Market (DOM) re-sets when status is changed to Active. Cumulative Day on Market (CDOM) continues counting from the time entered into the MLS. Only when a property has been off the market (Canceled or Expired) for more than thirty (30) days will the days (DOM and CDOM) on the listing start at zero (0).**