

RMLS™ Rules and Regulations Redline Changes for CSN Status

3.2 Acceptable Listings. RMLS™ shall accept exclusive right to sell listing contracts and exclusive agency listing contracts, and may accept other forms of agreement which make it possible for the Listing Broker to offer cooperation and compensation to the other Participants of the Multiple Listing Service acting as Subagents, Buyer Agents, or both. RMLS™ also accepts Commercial Lease listings. All listing contracts shall set forth the date that marketing is to begin. A listing contract may be designated as Coming Soon-No Showing (CSN) status, which permits some marketing activities to begin, but prohibits all showings of the property until the date set forth in the listing contract, which may not be more than twenty-one (21) days after the date of the listing contract. Before CSN property may be shown, the listing broker shall convert the CSN listing to Active status. Marketing includes, but is not limited to, placing any yard sign, social media or internet postings or exposure, broker tours ~~and~~or direct marketing to any real estate professionals or consumers. If the date that marketing is to begin is more than 72 hours after the effective date of the Listing Agreement, entry into RMLS™ must occur on that date, but no other marketing can commence ~~prior~~before ~~to~~ that date.

The following listings will not be accepted by RMLS™:

- a. Undeeded Time Shares and/or Time Shares that include management company contracts
- b. Residential Rental Listings
- c. Net Listings
- d. Open Listings

3.3 Office Exclusives. If the Owner refuses to permit the listing to be Published by RMLS™, the Participant may take the listing as an Office Exclusive. The Participant shall submit the RMLS™ Authorization to Exclude from MLS Addendum form or equivalent document signed by the Owner to RMLS™ within 72 hours after all necessary signatures have been obtained on the Listing Agreement within the RMLS™ system. For Commercial Lease category, no Authorization to Exclude from MLS Addendum form is required.

3.7 Photographs. Listing Brokers may submit photographs for all listings to be Published in the RMLS™ System. The photographs are to be submitted without any added text or graphics, or any alterations that misrepresent the property. If there is virtual staging in any of the photographs it must be disclosed on the photograph with the “Virtually Staged” watermark. If Residential new construction has a photograph of a similar home it must be disclosed on the photograph with the “Sample Image” watermark. The first photograph of a listing in Coming Soon-No Showing status will be watermarked as “Coming Soon-No Showings”.

3.26 Availability for Showing. With the exception of Commercial Lease, ~~and~~ Auction listings, and Coming Soon-No Showing listings, all active listings shall be available for showing immediately upon entry into the RMLS™ system, excluding listings which require all offers to be made contingent on interior inspection. Listings can not restrict showing until a future date.

3.28 Coming Soon-No Showings Listings.

The Coming Soon-No Showing status is for short term use to prepare for Active status, and can only be used for 21 days or less.

A property in Coming Soon-No Showing status may not be advertised in any manner or medium except by flyers and a sign at the listed property. Coming Soon-No Showing status listings are displayed only in the MLS system. Coming Soon-No Showing status listings are not displayed on print advertisement or the Internet, are not included in the MLS advertising data feeds, and cannot be displayed anywhere on the Internet or displayed on broker, agent, public or syndication websites, mobile apps or through public or private social media postings. Listing Broker may place a “Coming Soon” sign and flyer at the property. If a sign or flyer is installed at the property, the sign or flyer must include the words “Coming Soon”.

Properties in Coming Soon-No Showing status may not be shown. Any showing of a property in Coming Soon-No Showing status disqualifies the property from that status and constitutes a rules violation. If the property is to be shown, the status must be first be changed to Active before the showing occurs.

Listing Broker is required to input an On Market Date (OMD) to place a listing in the Coming Soon-No Showing status. The listing will automatically transition from Coming Soon-No Showing to Active on the OMD. Once the listing moves to Active, it

cannot revert back to Coming Soon-No Showing status. The calculation of DOM will begin on the OMD.

Broker Tours and Open Houses are prohibited for properties in Coming Soon-No Showing status.

5.1 Sanctions. Failure to comply with the Rules and Regulations of RMLS™ may result in action taken as described in Section 4.2 above. In addition to any other rights and remedies of RMLS™ or other affected parties, the following specific violations carry the potential fines and sanctions listed below. If corrected within seven calendar days of notification, fines for violations with sanctions under \$100.00 are waived.

a. New and Coming Soon-No Showing Listings:

Input Over 72 Hours from Effective Date	\$100.00 Fine
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t. Showing a Property in Coming Soon-No Showing Status: For showing a property that is in Coming Soon-No Showing status, a fine of up to One Thousand Dollars (\$1,000) to be established by the RMLS™ Rules and Regulations Committee assessed to the Listing Broker and/or Selling Broker.

u. Marketing of Coming Soon-No Showing Listing: For marketing which commences beyond the CSN listing in RMLS™, sign and/or flyer at the property, a fine of up to One Thousand Dollars (\$1,000) to be established by the RMLS™ Rules and Regulations Committee.

7.1 The appointment for showing of listed property shall be arranged as indicated in the RMLS™ Listing Data Input Form.

a. A Cooperating Broker or Appraiser may use the lockbox access device to enter a listing whose status is Active, Bumpable or Short Sale Pending, only in accordance with the instructions on the RMLS™ Listing Data Input Form or in accordance with the express instructions of the Listing Broker or Owner.

b. A Cooperating Broker or Appraiser may use the lockbox access device to enter a listing whose status is Pending, Pending Lease Option, or Withdrawn, ~~other than Active, Bumpable or Short Sale Pending~~, only with the express permission of the Listing Broker or Owner.

c. A property in Coming Soon-No Showing status cannot be shown.

e.d. If the Listing Broker's representative is to accompany a Cooperating Broker on the showing of a listing, that requirement must be included in the RMLS™ Listing Data

Input Form and the Listing Broker must have a representative available to accompany the showing at the convenience of the Owner and customer.

~~d.e.~~ No Participant or Subscriber may require from a Cooperating Broker a prospective Purchaser's address or telephone number.

11.4 ...Display of coming soon-no showing, expired, withdrawn, and canceled listings is prohibited.