



# Internet Data Exchange (IDX) Compliance Checklist

Participation in IDX is available to all RMLS Participants who consent to the display of their listings by other Participants. Participants must notify RMLS of their intention to display IDX information and must give RMLS direct access for purposes of monitoring / ensuring compliance with applicable rules and policies.

This is a checklist created to help assist and ensure compliance for some of the requirements that commonly fail out of compliance when creating an IDX solution under the Internet Policy of the Regional Multiple Listing Service, Inc. (RMLS) in Oregon and SW Washington.

For more in-depth clarification of all the rules and requirements, you can refer to the complete [RMLS Internet Policy Document #1901](#). If you would like to contact RMLS regarding questions and classification, please contact our Distribution Service (DS) team at [ds@rmls.com](mailto:ds@rmls.com). A member of the DS team will reply to help you with all your questions and enquiries about the IDX policies.

## Contents

- 1. Brokerage Firm Clearly Identifiable ..... 2
- 2. Disclaimers ..... 3
- 3. RMLS Logo and Source of Data..... 4
- 4. Listing Provided Courtesy of Attribution of Listing Brokerage Firm Name ..... 5
- 5. Price Display for Range Price Listings ..... 6
- 6. Listing Status ..... 7
- 7. Property Address Requested to be Withheld by Seller ..... 8
- 8. Media – Photos: Private Yes/No ..... 8
- 9. Property Information from Additional Sources..... 8
- 10. Modifying or Manipulating Information is Not Allowed ..... 9
- 11. IDX with Third-Party Comments Allowed and/or Displays an AVM ..... 9
- 12. Co-Mingling Listings ..... 10
- 13. Prohibited Listings..... 10
- 14. Confidential/Private Fields ..... 10
- 15. Related Documents for Additional IDX Compliance Requirements..... 10



# Internet Data Exchange (IDX) Compliance Checklist

## 1. Brokerage Firm Clearly Identifiable

The brokerage firm must be clearly denoted and made apparent. The brokerage name and/or logo needs to be visible 'above the fold' anywhere RMLS data is displayed.

- The brokerage firm under which the participant operates must be present on the site in a prominent location, a readily visible color, and a typeface not smaller than the median used in the display of listing data
- Best practice is adding the name and/or logo to the header (as shown in the sample) or sidebar of the page

<sup>1</sup>Section III. IDX (Internet Data Exchange) Participation #7



Compliance: ☐ Compliant ☐ Not Compliant

Comments:



# Internet Data Exchange (IDX) Compliance Checklist

## 2. Disclaimers

All three of the disclaimer statements examples below need to always appear anywhere RMLS data is shown. The disclaimer must include the sample language (or similar) to what is shown in "A", "B", and "C" below. A refresh of all RMLS downloads and IDX displays must automatically be done at least once every 12 hours.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Participation #2 and Appendix C

### A. Source of Data Statement

- "The content relating to real estate for sale on this web site comes in part from the IDX program of the RMLS of Portland, Oregon. Real estate listings held by brokerage firms other than (Site owning Broker company name goes here) are marked with the RMLS logo, and detailed information about these properties includes the name of the listing brokers. Listing content is copyright @ YYYY RMLS, Portland, Oregon."

### B. Disclaimer Statement

- "All information provided is deemed reliable but is not guaranteed and should be independently verified."

### C. Update Frequency Language

- "This content last updated on (MM/DD/YYYY HH:MM). Some properties which appear for sale on this web site may subsequently have sold or no longer be available."

**A. Source of Data Statement**

RMLS The content relating to real estate for sale on this web site comes in part from the IDX program of the RMLS™ of Portland, Oregon. Real estate listings held by brokerage firms other than **Compliance Realty Group** are marked with the RMLS™ logo, and detailed information about these properties includes the names of the listing brokers. Listing content is copyright© 2020

**B. Disclaimer Statement**

All information is deemed reliable but is not guaranteed and should be independently verified. Some properties which appear for sale on this website may subsequently have sold or may no longer be available.

**C. Update Frequency Language**

This content last updated: 10th January, 2021 4:15 PM (UTC).

Compliance: ☐ Compliant ☐ Not Compliant


Comments:

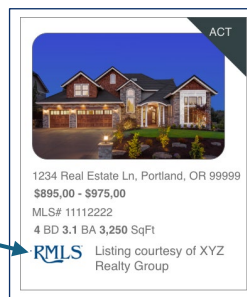
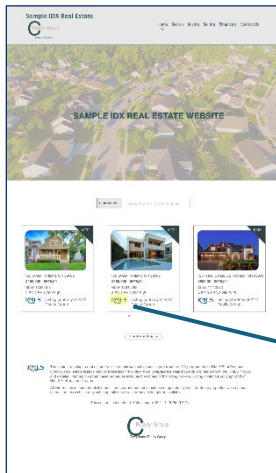



# Internet Data Exchange (IDX) Compliance Checklist

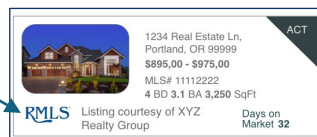
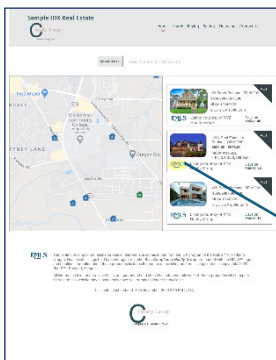
## 3. RMLS Logo and Source of Data

The RMLS logo must be shown on each listing that is sourced from RMLS such as Search Results, Listing Detail pages, Map Marker Pop-ups, Featured Listing Sections, etc.

- In the initial search results of IDX listings, the searches must identify listings from the RMLS IDX program by displaying the RMLS logo immediately following each listing on all search results and detail displays.
- The RMLS logo must be clearly visible.
- The RMLS logo (i.e. ) will be provided by RMLS.



 The content relating to real estate for sale the RMLS™ of Portland, Oregon. Real Estate Compliance Realty Group are marked these properties includes the names of All information is deemed reliable but is



Compliance: ☐ Compliant ☐ Not Compliant

Comments:



# Internet Data Exchange (IDX) Compliance Checklist

## 4. Listing Provided Courtesy of Attribution of Listing Brokerage Firm Name

All listings displayed pursuant to IDX shall identify the listing brokerage name and the email or phone number provided by the listing participant in a reasonably prominent location and in a readily visible color and typeface not smaller than the median used in the display of listing data. It is recommended that this be displayed in under the photos or the property details section of the details page.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Participation #9

- The display should be in a reasonably prominent location.
- A readily visible color should be used.
- A typeface that is no smaller than the median used in the display of listing data should be used.
- It is recommended that the text should be displayed under the photos or the property details section of the details page.



Compliance: ☐ Compliant ☐ Not Compliant

Comments:



# Internet Data Exchange (IDX) Compliance Checklist


## 5. Price Display for Range Price Listings

The preferred search results should show the full price range ("Price Min" – "Price Max") as shown in "A" below.

*<sup>1</sup>Section III. IDX (Internet Data Exchange) Display #11*

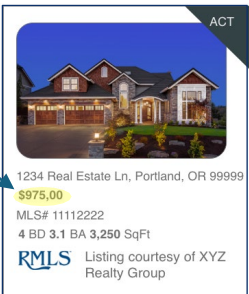
- If only one price can be displayed in the search results, it must be the "List Price" as shown in "B" below.
- When the full price range is not shown in the search results, the List Price and ListPriceLow fields should be shown on the details page; as shown in "C" below.
- Range price listings cannot display price as \$0.

**A.**



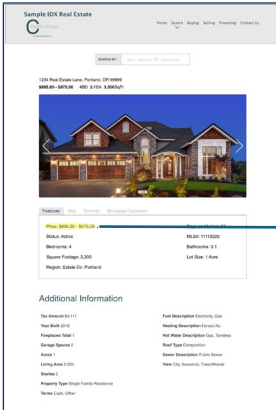
1234 Real Estate Ln, Portland, OR 99999  
**\$895,00 - \$975,00**  
MLS# 11112222  
4 BD 3.1 BA 3,250 SqFt  
RMLS Listing courtesy of XYZ Realty Group

**B.**



1234 Real Estate Ln, Portland, OR 99999  
**\$975,00**  
MLS# 11112222  
4 BD 3.1 BA 3,250 SqFt  
RMLS Listing courtesy of XYZ Realty Group

**C.**



1234 Real Estate Ln, Portland, OR 99999  
MLS# 11112222  
4 BD 3.1 BA 3,250 SqFt  
RMLS Listing courtesy of XYZ Realty Group

Price: \$895,00 - \$975,00  
Status: Active  
Bedrooms: 4  
Square Footage: 3,300  
Region: Estate Co: Portland

Compliance: ☐ Compliant ☐ Not Compliant

Comments:



# Internet Data Exchange (IDX) Compliance Checklist

## 6. Listing Status

If more than one RMLS listing status is displayed, the specific RMLS status must be displayed on search and detailed report(s).

<sup>1</sup>Section III. IDX (Internet Data Exchange) Display #9

- If the listing is anything other than active (ACT), the RMLS status must be displayed in the details, and NOT just listed as RESO status Contingent, Active Under Contract, etc. using the RESO Status field.
- RMLS Status: Bumpable Buyer (BMP), Short Sale Pending (SSP), Pending (PEN), Pending Lease Option (POP), Sold (SLD)

**Sample IDX Real Estate Website (Left):**

- Listing: 123 Street Portland, OR 99999
- Price: \$450,900 - \$575,00
- MLS#: 12345678
- 2 BD 2 BA 1,700 SqFt
- RMLS Listing courtesy of XYZ Realty Group

**Listing Details (Left):**

- Price: \$450,900 - \$575,00
- Status: Pending
- Bedrooms: 2
- Square Footage: 1,700
- Region: Estate Co: Portland

**Sample IDX Real Estate Website (Right):**

- Listing: 1234 Real Estate Ln, Portland, OR 99999
- Price: \$895,00 - \$975,00
- MLS#: 11112222
- 4 BD 3.1 BA 3,250 SqFt
- RMLS Listing courtesy of XYZ Realty Group

**Listing Details (Right):**

- Price: \$895,00 - \$975,00
- Status: Bumpable Buyer
- Bedrooms: 4
- Square Footage: 3,300
- Region: Estate Co: Portland

Compliance: ☐ Compliant ☐ Not Compliant

Comments:





# Internet Data Exchange (IDX) Compliance Checklist

## 7. Property Address Requested to be Withheld by Seller

---

When the seller has directed their listing broker to withhold their listing's property address from all displays on the Internet, the property addresses will need to be removed and not displayed for any listings where this is marked no. The field name for addresses being withheld is "IDX Address Display Y/N."

<sup>1</sup>Section III. IDX (Internet Data Exchange) Participation #3

Compliance: ☐ Compliant ☐ Not Compliant

Comments:

## 8. Media – Photos: Private Yes/No

---

Photos to be withheld from public display are denoted in the API as Media.PrivateYn. When creating photo displays be sure to not include photos that are marked as "private". Only photos image number 2-48 can be marked "private".

<sup>1</sup>Appendix B and <sup>2</sup> IDX & VOW Fields

Compliance: ☐ Compliant ☐ Not Compliant

Comments:

## 9. Property Information from Additional Sources

---

All property information from sources other than RMLS must be clearly separated and must identify the source(s) of the data in the immediate proximity to such data.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Display #4

Compliance: ☐ Compliant ☐ Not Compliant

Comments:





# Internet Data Exchange (IDX) Compliance Checklist

## 10. Modifying or Manipulating Information is Not Allowed

---

The modification or manipulation of actual listing data is not allowed. This is not a restriction on the design of an IDX, but specifically to the actual data of the listing. Property data that are mixed with multiple sources must be clearly identified in the immediate proximity to show where all data are provided from.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Display #4

Compliance: ☐ Compliant ☐ Not Compliant

Comments:

## 11. IDX with Third-Party Comments Allowed and/or Displays an AVM

---

- At the seller's request, either or both review options shall be disabled from their listing display. These requests must be communicated to RMLS that one or both of these have been disabled at the seller's request. Except for the foregoing and subject to section b, a Participant's IDX display may communicate the Participant's professional judgment concerning any listing. Nothing shall prevent an IDX display from notifying its customers that a particular feature has been disabled at the request of the seller.
- Participants shall maintain a means (e.g., e-mail address, telephone number) to receive comments about the accuracy of any data or information that is added by or on behalf of the Participant beyond that supplied by RMLS and that relates to a specific property. Participants can correct or remove any false data or information relating to a specific property upon receipt of a communication from the Listing Broker or listing agent for the property explaining why the data or information is false. However, Participants shall not be obligated to remove or correct any data or information that simply reflects good faith opinion, advice, or professional judgment.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Participation #8

Compliance: ☐ Compliant ☐ Not Compliant

Comments:



# Internet Data Exchange (IDX) Compliance Checklist

## 12. Co-Mingling Listings

---

Co-mingling of multiple MLSs that the Participant is part of is permitted. A display listing from each IDX feed on a single web page or display is allowed. All displays must still remain consistent with the IDX rules and the RMLS Participant (or Subscriber) holds participatory rights in those MLSs.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Display #1

Compliance: ☐ Compliant ☐ Not Compliant

Comments:

## 13. Prohibited Listings

---

Displaying expired (EXP), withdrawn (WTH), or canceled (CAN) listings is prohibited.

<sup>1</sup>Section III. IDX (Internet Data Exchange) Display #8

Compliance: ☐ Compliant ☐ Not Compliant

Comments:

## 14. Confidential/Private Fields

---

Any fields marked as confidential in RMLS cannot be displayed. A reference to these fields can be found on pages 10-11 of this document. For an up-to-date reference, please view the [IDX & VOW Fields document #1980](#).

<sup>1</sup>Section III. IDX (Internet Data Exchange) Display 1<sup>st</sup> paragraph & Appendix B

Compliance: ☐ Compliant ☐ Not Compliant

Comments:

## 15. Related Documents for Additional IDX Compliance Requirements

---

- <sup>1</sup> [Internet Policy Document #1901](#)
- <sup>2</sup> [IDX and VOW Fields Document #1980](#) – Denotes additional photo, status, price, and confidential field requirements by feed type, status, and property category.