

RMLS™ Rules and Regulations Violation Report

REPORTED PARTY

Company: _____ Broker Code: _____

Broker/Agent Name: _____

Address: _____ IF APPLICABLE MLS#: _____ IF APPLICABLE

INPUT DEADLINE VIOLATIONS

- New and Coming Soon-No Showing listings input over **24 hours** from Effective Date (\$100 fine)
- New and Coming Soon-No Showing listings input over **144 hours** from Effective Date (\$200 fine)
- Pending status change input over **24 hours** from Seller's or 3rd Party (for Short Sales) Acceptance (\$100 fine)
- Pending status change input over **144 hours** from Seller's or 3rd Party (for Short Sales) Acceptance (\$200 fine)
- Pending Lease Option status change input over **24 hours** from Seller's Acceptance (\$100 fine)
- Pending Lease Optoin status change input over **144 hours** from Seller's Acceptance (\$200 fine)
- Bumpable Buyer status change input over **24 hours** from Seller's Acceptance (\$100 fine)
- Bumpable Buyer status change input over **144 hours** from Seller's Acceptance (\$200 fine)
- Short Sale Pending status change input over **24 hours** from Seller's Acceptance (\$100 fine)
- Short Sale Pending status change input over **144 hours** from Seller's Acceptance (\$200 fine)
- Sold or leased status change input over **24 hours** from Effective Date (\$50 fine)
- Sold or leased status change input over **144 hours** from Effective Date (\$75 fine)
- Back On Market status change input over **24 hours** from Status Change (\$25 fine)
- Price Change (or square footage change in Commercial Lease category) input over **24 hours** from Seller's Acceptance (\$25 fine)
- Extensions input over **24 hours** from Extension (\$25 fine)

DATA VIOLATIONS

- Incorrect or missing information in required fields (\$25 fine per instance on listing)
- Incorrect selling agent/office information (\$100 fine)
- Failure to designate a Limited Representation listing as such (\$200 fine)

SERVICE AND DATA ACCESS VIOLATIONS

- Unauthorized use of lockbox system (Up to \$2,500 fine and/or suspension or expulsion from RMLS)
- Providing unauthorized access to RMLS system or data (including disclosure of Password) (Up to \$2,500 fine and/or suspension or expulsion from RMLS)
- Waiver: Violation of waiver agreement, Rule 1.5 (Fines: \$250 to Principal Broker; \$250 to Licensee; and in the case of a licensed Personal Assistant assessed fees for Subscriber Basic Service retroactive from when the waiver agreement was signed)
- Marketing of listing prior to RMLS publication (Up to \$1,000 fine)
- Showing a property in Coming Soon-No Showing status (Up to \$1,000 fine)
- Marketing of Coming Soon-No Showing Listing (Up to \$1,000 fine)
- Solicitation of listing under contract (Up to \$2,500 fine)

REPORTING PARTY'S REQUEST FOR CONCEALED IDENTITY

When requested by a complainant, RMLS will process a complaint without revealing the complainant's identity. If a complaint is subsequently forwarded to a hearing, and the original complainant does not consent to participating in the process, RMLS will appoint a representative to serve as the complainant.

Request by complainant to process the complaint without revealing the complainant's identity

REPORTING PARTY CERTIFICATION

All information provided in this report is necessary to process this complaint, and may be made available to the party or parties named, certain RMLS staff, the Rules & Regulations Committee, such Hearings panel as may be called in this matter, and the RMLS Board of Directors.

Company: _____

Reporting Agent/Broker Name: _____

Signature: _____ Date: _____

PARTICIPANT BROKER REVIEW CERTIFICATION

Certifies that the principal broker for the reporting agent/broker has reviewed this report.

Participant Broker Name: _____

Signature: _____ Date: _____

Please send your violation report by one of the following methods:

Email: rules@rmls.com

Fax: 503.230.0689 or 877.256.2170 for outside the Portland Metro Area

Mail to: RMLS Attention: Vallerie Bush, 16101 SW 72nd Ave #200, Portland, OR 97224