



For Your Information

# Avoid MLS Fines

**Agents** often would like to include area statistics on their marketing flyers that may or may not represent their actual inventory.

**Agents** may refer to these flyers or postcards as "Neighborhood Updates".

According to the rules of NAR, CAR and Sandicor this is considered **advertising**.

**Agents** may include listings from other offices, as long as they have obtained written permission from the listing broker.

While this practice is common in some areas, it is still considered a violation of the MLS rules.

The number of complaints filed with the Rules/Hearings Committee regarding this issue has been on the rise.

Many **agents** believe this type of advertising is common practice and do not realize it is a violation of the MLS Rules. Sandicor and NSDCAR would like to help you avoid fines for this infraction of the rules, as well as others, by providing you with a free copy of the Rules & Regulations. <http://www.nsdcar.com/mls/rules&regulations>.

12.8 Advertising of Listing Filed With the MLS. A listing shall not be advertised by any participant or subscriber, other than the listing broker, without the prior written consent of the listing broker.

Sample of what would be acceptable:

**New on the Market in your neighborhood:**

3 Bedroom, 2 Bath, open spacious floor plan for \$300,000.

2 Bedroom, 1 bath amenities include a Fireplace for \$325,000. □

**Currently in Escrow in Your neighborhood:**

3 Bedroom, 2.5, large Bath, Large Yard, Pool for \$325,000. □



12.9 Mandatory Disclaimer. Data from Sandicor, Inc. for (date) through (date) and represents properties listed or sold by various brokers. If your property is currently listed this is not meant as a solicitation.