



Changes Effective May 1st 2010 (Changes in **RED**)

Changes to MLS Rules & Regulations

4.10 Authorization for Mandatory Training. Participants and Subscribers may be required, at the discretion of the MLS, to complete additional training of not more than four (4) classroom hours in any twelve (12) month period when deemed necessary by the MLS to familiarize participants and subscribers with system changes or enhancements, and/or changes to MLS rules or policies. Participants and subscribers must be given the opportunity to complete any mandated additional training remotely.

9.2 Disclosing the Existence of Offers. Listing brokers, in response to inquiries from buyers or cooperating brokers, shall, with the seller's(s') approval, disclose the existence of offers on the property. Where disclosure is authorized, the listing broker shall also disclose whether offers were obtained by the listing licensee, by another licensee in the listing firm, or by a cooperating broker **only if asked**.

13.6 Required Lockbox. If a lockbox is present on a Residential or Residential Income (1 – 4 Units) property which is located in the CARETS service area and is listed for sale or lease in the CARETS system, the lockbox must be an electronic lockbox that is accessible by a key issued by one of the CARETS members. More than one lockbox may be used on a property as long as one of them meets the criteria above.

Changes to Data Integrity Standards

New construction properties for which an APN has not yet been assigned by the Assessor **or properties without an assigned APN** can be handled in two ways: 1) Input **an APN that is entirely blank**. This is the **ONLY time a blank APN may be entered**, 2) Input the previous APN of the land upon which the property is being built. In either case, when an APN is assigned by the Assessor's office, it should immediately be input to the MLS.

- **Duplicate Listings**

There **shall** be only **ONE** active record in the MLS database for each **PROPERTY TYPE** that is for sale **or lease**. Duplicate listings are misleading, skew the statistics, and make Comparative Market Analyses (CMAs) cumbersome and often incorrect.

Brokers and agents accessing the MLS as a member of Rancho Southeast Association of REALTORS® are subject to the CARETS MLS Rules and Regulations and Data Integrity Standards.