

IMPORTANT CHANGES TO THE NAVARRE MLS RULES JUNE, 2010

Section 1.2—Note 1 Seller's Name

The new rules state you must send a completed form to NABOR to withhold the Seller's name:

Seller's Name—In order for the Seller's name to be omitted from the MLS detail, the Broker must send a completed Notice of Request to Withhold name from the Multiple Listing Service (see Appendix E) or similar form to the Service at the time the listing is submitted to the MLS. "Withheld by Request" will then be used in lieu of the Seller's name. This is the only acceptable entry in the MLS in lieu of the Seller's Name.

Section 1.2—Note 2 Listing Photos

The new rules state you have 5 days to submit a listing photo (the old rules allowed 10 days).

The new rules state all listings except for residential land must have a photo or rendering of the property (the old rules you didn't not have to put a photo in for vacant land, timeshares, pre-sales or commercial).

Section 1.2—Note 3 Sale Type

Short Sales

The new rule states when an offer is received on a Short Sale listing and **that offer is not rejected by the seller within three business days** of receipt by the listing brokerage or is sent to one or more lien holders for consideration, that listing may not be left in Active Status. If the seller has accepted the offer – whether or not it is subject to bank approval—the listing must be placed in Contingent or Pending Status. Otherwise, the

listing must be Temporarily Withdrawn until all outstanding offers are rejected, the lien holder(s) agree to the terms of the offer, or until the seller chooses to accept an offer.

Section 1.2 Note 4 Mapping

Failing to identify a property location by precise coordinates or geographically is a Class 2 Violation.

Section 1.2 Note 5 Parcel ID

Each listing submitted to the service shall include a valid parcel id for the parcel being listed as it is assigned by the county. The parcel id must be entered using the same format used on county property appraiser's websites. If the specific parcel has not been assigned by the county then the words "Not Yet Assigned" must be entered in place of a Parcel ID. (Class 2 violation)

Section 1.2 Note 7 Third Party Fees

Any fee charged to the buyer by a third party, for example a Short Sale Negotiation fee, which is not already disclosed through an appropriate input item (such as Association Fees or new Buyer Fee) must be disclosed in the Remarks Section of the listing when submitted to the MLS. The disclosure must include the name of the third party and the amount of the fee or the formula used to calculate the fee. If a Participant or any licensee (or registered, licensed, or certified appraiser) affiliated with a Participant has any ownership, equitable, or familial interest in the third party, that interest shall also be disclosed in the remarks section of the listing when submitted to the MLS.

Section 1.4 Change of Status of Listing

The Sales Notes may not include remarks of a personal or individual nature (for example, a note thanking the selling agent for his or her cooperating would be inappropriate).

Section 1.6 Contingencies Applicable to Listings

Any contingency or conditions of any type in a listing shall be specified and noticed to the Participants. When a contingency contract has been executed, the listing must be changed to the "Pending Status" or "Contingency Status" within one (1) business day of the execution date except that a Listing Participant may optionally leave the listing in Active Status if the contract includes a "first right of refusal" clause with a timeframe of 72 hours or less provided that the contingency is specified and noticed as the first item in the Remarks Section of the MLS listing.

Section 4.5 Open Houses

Information pertaining to open houses may only be entered in the Agent Notes and/or by using the Open House feature provided in the MLS. Referencing open houses in Remarks or other publicly viewable areas of the listing is prohibited.

THESE SECTIONS ARE OMITTED IN THE NEW RULES:

Section 18.3.4 All listings displayed pursuant to IDX shall identify the listing agent.

Section 18.3.9 Participants (and their affiliated licensees, if applicable) shall indicate on their websites that IDX information is provided exclusively for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Section 18.3.10 The right to display other Participants' listings pursuant to IDX shall be limited to a Participant's office(s) holding participatory rights in this MLS.

Section 18.3.11 Listings obtained from other sources (e.g., from other MLSs, from non-participating brokers, etc.) must display the source from which each such listing was obtained. (Revised 2/09)

Section 18.3.14

Participants are required to employ appropriate security protection such as firewalls, provided that any security measures required may not be greater than those employed by the MLS.

Section 18.3.15

IDX operators must maintain an audit trail of consumer activity on the IDX site and make that information available to the MLS if the MLS believes the IDX site has caused or permitted a breach in the security of the data or a violation of MLS rules related to use by consumers.

Section 18.4 Service Fees and Charges: Service fees and charges for participation in IDX shall be as established annually by the Board of Directors. (Revised 10/15/2004)

Section 19.18: A Participant shall cause any listing that is displayed on his or her VOW to identify the name of the listing firm in a readily visible color, in a reasonably prominent location, and in typeface not smaller than the median typeface used in the display of listing data.

Section 19.19: A Participant shall limit the number of listings that a Registrant may view, retrieve, or download to not more than 100 current listings and not more than 100 sold listings in response to any inquiry.

(Note: The number of listings that may be viewed, retrieved, or downloaded should be specified by the MLS in the context of this rule but may not be fewer than 100 listings or 5% of the listings in the MLS, whichever is less.)

Section 19.21: A Participant may display advertising and the identification of other entities (“cobranding”) on any VOW the Participant operates or that is operated on his or her behalf. However, a Participant may not display on any such VOW deceptive or misleading advertising or co-branding. For purposes of this Section, co-branding will be presumed not to be deceptive or misleading if the Participant’s logo and contact information (or that of at least one Participant, in the case of a VOW established and operated on behalf of more than one Participant) is displayed in immediate conjunction with that of every other party, and the logo and contact information of all Participants displayed on the VOW is as large as the logo of the AVP and larger than that of any third party.

Section 19.25: Where a seller affirmatively directs their listing broker to withhold either the seller’s listing or the address of the seller’s listing from display on the Internet, a copy of the seller’s affirmative direction shall be within 48 hours if requested by the MLS.