



MiamiRealtors.com



TOP TEN VIOLATIONS* and ISSUES* IN MIAMI MLS...

* These will keep you out of trouble

MIAMI MLS & BROKER/MANAGER RESOURCES

To find a specific Product or Service simply type in MiamiRealtors.com/the name of the product or service i.e. MiamiRealtors.com/Supra

“Cheat Sheet”

Sent to everyone’s email at 8:30am Tuesday

Save it to your desktop,
Your laptop,
Your tablet
Or your phone!

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RULES & REGULATIONS

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MLS FORMS & APPLICATIONS

[Office Exclusive /Exempt Listing](#)

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#1

Failure to Update Expected Closing Date (ECD)

Last 30 Days: 356



Fines: \$500/\$750/\$1000*

To avoid committing this Violation, make sure to take notice of the iCheck Courtesy that goes out 10 days prior to the Expected Closing Date. If your **Closing** gets postponed for any reason, make sure to update ECD to the new date and when the property does close, Update the Status to **Closed Sale** within 2 business days. Good practice is to make sure you are set to receive the iCheck emails to avoid having them picked up as Spam and ensure your office has an email address set to receive iCheck Emails.

#2

No Photo

Last 30 Days: 303



Fines:\$500/\$750/\$1500*

Remember, as per MLS Rules and Regulation only 1 photo frontal view of the property is required to be in **Compliance**. Best practice is to make sure you at least have that 1 photo available when entering your listing. If your listing is not yet ready to show, remember we have the Status “*Coming Soon*” (CSL). *Coming Soon* allows members to know you have a listing almost ready to hit the market, it can provide an extra 21 days to get the listing ready and allow your photographer enough time to get those professional photos ready to go. That way when the listing hits the market it has those Beautiful Photos and Virtual Tours uploaded making your listing stand out!





#3

Invalid Area

Last 30 Days: 246



Fines: \$500/\$750/\$1500*

Single Family
 445 W 42nd St
 MIAMI BEACH, FL 33140-3513
 ML#: A11070359
 List Price: \$2,999,999
 Rng Price:
 LLP:
 Status: Active
 Short Sale: No
 REO: No
 Listing Brkr: COMP01 /Compass Florida, LLC.
 County: Miami-Dade County
 Area: 32
 Auction: No
 Geo Area:
 Legal: ≈ORCHARD SUB NO 4 PB 25-30 LOT 9 BLK 5 LOT SIZE 50.000 X 138
 Furnished:
 Bedrooms: 4
 Baths: 4/0
 Convert Bed:
 SqFt (Liv): ≈2,899
 Tot SqFt: ≈3,188
 SqFt (Adj): ≈2,787
 Bld Ar/Src:
 Year Built: 2020/New Construction
 Virtual Tour: [Click Here](#)

Recent: 10/03/2022 : Back On Market : PS->A

Location Information

Folio #:	≈0232220010690	Parcel #:	0690	Model Name:	
Municipal Code:	2	Town/Range:	32	Section:	22
Subdivision #:	1	Map Coord:		Zoning:	≈0100
Subdivision:	≈ORCHARD SUB NO 4	Development:			
Elementary:		Middle:			
High:					
Neighborhood:					

This Violation mainly pertains to Miami-Dade listings which members getting confused which part of the folio represents the area. **Best way to avoid** this is to just remember that the 3rd and 4th number of the Folio Number is the Area.



#4 #5

#6 #7

Contact Info in Internet Remarks

Last 30 Days: 190

Contact Info in Remarks

Last 30 Days: 183

URL or Email in Remarks

Last 30 Days: 93

URL or Email in Internet Remarks

Last 30 Days: 86

Fines: \$500/\$750/\$1000*

Best Practice to avoid committing 1 of these 4 Violations is to keep Remarks and Internet Remarks strictly about describing the listing, if it pertains to anything other than the description of the Property it **DOES NOT** belong there. No Contact Information of ANY kind.

#8

Failure to update status within 2 business days

Last 30 Days: 107 ← Fines: \$500/\$750/\$1500*

The easiest way to **stay in compliance and avoid this Violation** is to remember "**Two Business Days**". The majority of our MLS Rules and Regulations revolve around that timeline. Treat Status changes like you would Price changes and make changes as soon as possible. When reported to MIAMI MLS, we have a team of great MLS Professionals that will ensure the status gets updated.

NOTE: In the past 30 days 24 of the 107 Violations were resolved on their own without MLS involvement, of the remaining 83; 37% were solved by the MLS Department within 1 business days, 56% were resolved within 2-3 business days. The last 7% required extra follow-up.

#9

Open House information in any Remarks field
Last 30 Days: 73 ← Fines: \$500/\$750/\$1000*

Best practice to **avoid this Violation** is to keep Remarks and Internet Remarks strictly about describing the listing. Add the Open House Information via the Manage Open House function in Matrix. Using that feature will ensure your Open House is Search able in Matrix: it is displayed on the listing underneath the photos. If it is a Broker Open House it will appear on MiamiBrokerOpenHouse.com, if it's a Public Open House that it will show online on sites like SouthFloridaOpenHouseSearch.com, Realtor.com and others. Be sure that you enter the open house with the correct information...your Seller will not be happy if someone shows up at 6:00am for an Open House that should have been scheduled for 6:00pm!



#10

Use or Reuse of Photographs (w/o written permission)

Last 30 days: 23 ← Fines: \$500/\$750/\$1000*

Not only can this get you in trouble with the MLS Department, but it can lead to some serious Legal troubles for you and your office. **Best practice** is to take your own photos or select from over 59 photographers currently participating in our [Miami Preferred Photographer Program](#). The participating photographers in the MIAMI Preferred Photographer Program have agreed to a non-exclusive worldwide royalty free unlimited license...you will OWN THE COPYRIGHT to your photos!





2022 Fines Collected



- 9 – MLS Fine – Failure to update Expected Closing date
- 7 – MLS Fine – Failure to close listing
- 3 – NLS Fine – Failure to update listing status
- 2 – MLS Fine – Failure to provide requested documentation
- 2 – MLS Fine – Listings not loaded within two business days of listing signature date
- 1 – MLS Fine – Contact info found in Public remarks

\$12,250.00 collected year-to-date