

Fair Housing

IMPORTANT Page One of **Policies and Procedures:**

PURPOSE

The MIAMI Association of Realtors®, Inc. (herein referred to as MIAMI) shall maintain for the use of its members, and non-member Participants and subscribers, a MLS known as MIAMI MLS/SEF MLS (MLS) which shall be subject to the Bylaws of MIAMI, and such Policies and Procedures, also known as Rules and Regulations, as may be hereinafter adopted. These Procedures include the fullest application of the CODE OF ETHICS of the National Association of REALTORS®.

www.MiamiRealtors.com/MLS



MiamiRealtors.com



Multiple Listings Services are important tools for furthering fair housing because they facilitate the widespread distribution of accurate property information to all consumers. To that end, MIAMI MLS/SEF MLS has implemented an automated process for identifying potential violations of federal, state, and local fair housing laws (“fair housing laws”) in order to advise participants and subscribers to remove or correct potential violations. That process is as follows: automated scans of MLS listings and courtesy notifications of potential fair housing violations via email to the listing agent; if the listing agent does not remedy the potential fair housing violations, MIAMI MLS/SEF MLS may, but is not obligated to, remove the potential fair housing violations from the listing; if MIAMI MLS removes potential fair housing violations, it will assess a \$50.00 administrative fee, which, if not paid within thirty (30) days, will be posted to the broker’s account with MIAMI if an appeal is not received within that time frame (all appeals must be sent to mls@miamire.com, and will only be granted in extenuating circumstances).

While MIAMI MLS/SEF MLS has implemented an automated process for identifying potential violations of fair housing laws, subscribers and participants understand that it is not perfect and that there may be violations of fair housing laws that do not get flagged. MIAMI MLS/SEF MLS participants and subscribers assume all risk for the content of their listings, which includes, but is not limited to, lawsuits based on alleged fair housing violations. MIAMI MLS assumes no liability for the content of the listings. Subscribers and participants are also encouraged to report any suspected violations of fair housing laws in the MIAMI MLS/SEF MLS by sending an email to mls@miamire.com.



iCheck “Fair Housing Rule” run each night with these searches

Single
Singles
Single person
Only a single person
Only single person
No children
No criminal background
Criminal background
Clean record
Clean criminal record
Criminal history
No criminal history
Voucher

Sect 8
Sect. 8
No Sect 8
Sect. 8
No Section 8
section 8 not
no section 8
not Section 8
no section eight
not section eight
Voucher
Sec8
sec 8
sec. 8
Sec08
sec. 08
sec 08



No evictions
No eviction history
Evictions
Eviction history
Clean eviction
Clean eviction history
No student
No students
Student
Students
Young couple
No couples
Great for single people
Great for single person
Single person only