

WNYREIS - Appendix B - Fines

<u>Violation</u>	<u>Fine Amounts</u>	<u>Rule Section</u>
Promotional Information in Public Remarks (ex.agent information, company information, web address, phone numbers, money back guarantee, etc)	\$50 / \$100 / \$150*	1.2 # 7
No Photo, Incorrect Photo or Using other Broker's Photos(s)	\$50 / \$100 / \$150*	1.2 # 4
Inappropriate Words in Public Remarks - This sections should only be used to describe the physical property (ex. co-listers, bonus information and other unsuitable information is prohibited.)	\$50 / \$100 / \$150*	1.2 # 7
Duplicate Listing	\$50 / \$100 / \$150*	1.17
Branded Virtual Tour appears in Unbranded Virtual Tour Field - Visual or audio informaton regarding listing agent and/or company including contact information appears on the tour.	\$50 / \$100 / \$150*	1.2 # 6
Missing or Invalid Owners Name	\$50 / \$100 / \$150*	1.2 # 2
Sign in Photo	\$50 / \$100 / \$150*	1.2 # 4
Status Correction - All Status Changes must be reported within 24 hrs (except weekends & holidays) NOTE: Properties that are no longer being shown, due to an accepted offer and waiting on contingencies or inspections, are to be changed to "Under Contract". Properties that can be shown, but have an accepted offer, are to be changed to "Continue to Show".	\$50 / \$100 / \$150*	2.5
Missing or Incorrect Tax ID - Tax ID # must match to Tax Provider Realist	\$50 / \$100 / \$150*	1.2 # 11
Missing or Incorrect Tax Information - County/State Taxes are requires, School Taxes are required except in the City of Buffalo. Taxes cannot be estimated, rounded or include exemptions	\$50 / \$100 / \$150*	1.2 # 11
Incorrect Area # or Incorrect Sq. Footage or any other incorrect "Required Fields"	\$50 / \$100 / \$150*	1.2 #12 / #15 / #1
Late Listing Input-Listings must be submitted within 24 hrs, except week-ends	\$50 / \$100 / \$150*	1
Document Request - Compliance will be selecting every 25th listing for review	\$50 / \$100 / \$150*	1.16
Sold Before Print - Listings should not be under an Active Status	\$50 / \$100 / \$150*	2.5
Delayed Showing Addendum - DNS Form must be filed with the MLS within 24 hrs	\$50 / \$100 / \$150*	1.2 # 8
Buyer Agent to Verify Taxes - Considered inappropriate. The responsibility of data accuracy when entered in the MLS cannot be placed on another party such as the buyer or buyer's agent.	\$50 / \$100 / \$150*	1.2 & 1.2 # 7b
Failure to submit an "Office Exclusive" form	\$50/\$100/\$150*	1.3

*** This indicates the amounts for the 1st, 2nd and 3rd offenses. Subsequent offenses will be at the discretion of the Rules and Regulations Committee.**

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Use of Incomplete MLS #'s - MLS#'s of Incomplete listings are prohibited from use in advertising in any media until the property is in the "Active" Status	\$50 / \$100 / \$150*	1.2 #15
Clear Cooperation - All listings are required to be entered into the MLS within 1 Business day of marketing a property to the public. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays, digital communications (email blasts) and applications available to the general public	\$600 / \$1200 / \$2400*	1.01
All other MLS Rule Violations	To Be Determined By Rules Committee	various

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