

WNYREIS - Appendix B - Fines

<u>Violation</u>	<u>Fine Amounts</u>
Check Every 25th listing - Request for Listing Agreement for verification of information entered into the MLS System	\$100/\$200/\$300*
Accuracy of Listing Data - Required to submit accurate listing data per public record	\$100/\$200/\$300*
Attachments - Attachments are required at time of activation if the form is required by State or Federal law or MLS Rules	\$100/\$200/\$300*
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.	\$100/\$200/\$300*
Broker responsibility for Data Accuracy - Responsibility for accuracy of data entered into the system cannot be passed onto another party for verification	\$100/\$200/\$300*
Commission - Listing must specify compensation being offered to other MLS Participants	\$100/\$200/\$300*
Delayed Showing/Negotiations - DNS Form must be attached if appropriate prior to activation of listing and any dates must be stated in Public Remarks.	\$100/\$200/\$300*
Document Request - MLS request for any documents in relation to a listing entered into the MLS System for verification by the MLS	\$100/\$200/\$300*
Duplicate Listing - All listings entered under multiple MLS #'s must be cross referenced in each listing and the MLS must be notified upon sale which one of the listings is to be deleted from the system	\$100/\$200/\$300*
Incorrect Area # - Area # must match to public records available on Realist	\$100/\$200/\$300*
Incorrect Photo - 1st photo must be an exterior photo of the house	\$100/\$200/\$300*
Incorrect Square Footage - Square Footage must match to public records or an explanation of how the square footage was obtained is required in the public remarks	\$100/\$200/\$300*
Late Listing - Listings must be submitted within 24 hrs, this is not a correctable violation	\$100/\$200/\$300*
Missing or Incorrect Tax ID - Tax ID # must match to Tax Provider Realist	\$100/\$200/\$300*
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	\$100/\$200/\$300*
Missing or Invalid Owners Name - Properly complete the Owners Name field or use "Authorization on File" if form is completed	\$100/\$200/\$300*
Money Back Guarantee - Money Back Guarantees are not a description of the property and are considered to be bonus information that does not belong in the Public Remarks	\$100/\$200/\$300*
No Photo - 1 front exterior photo is required at time of listing activation	\$100/\$200/\$300*

*** 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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All Public Remarks notifications - This sections should only be used to describe the physical property being offered for sale (ex. agent/company information, bonus information, URL's, phone numbers and other unsuitable information is prohibited.)	\$100/\$200/\$300*
Sign in Photo - Branding of any kind is not permitted in photos	\$100/\$200/\$300*
Sold Before Print - This phrase is not permitted, listings should not be under an Active, Under Contract or Pending Status	\$100/\$200/\$300*
Status Correction - All Status Changes must be reported within 24 hrs 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".	\$100/\$200/\$300*
Using other Brokers Photo(s) - Photos cannot be used from another brokers listing without permission of broker	\$100/\$200/\$300*
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	\$100/\$200/\$300*
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*
All other MLS Rule Violations	To Be Determined By Rules Committee
Subsequent Fine Amount	\$100
Correction Fee	\$250

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