



# CLEAR COOPERATION 2020: NAR®, STELLAR MLS AND YOU

## MLS POLICY STATEMENT 8.0

Go Live Date: March 3, 2020

# Agenda

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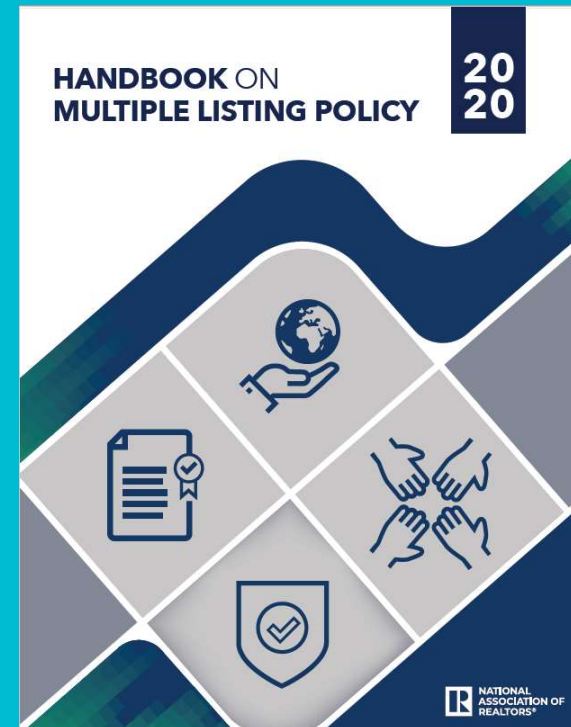
- Review
- What is NAR® 8.0 Clear Cooperation Policy
- Rules & Form(s) update
- Your Stellar MLS Portal
  - Submit an Exclusion Form
  - Report a Violation

[stellarmls.com/clearcooperation](https://stellarmls.com/clearcooperation)

# RULE CHANGES

**Section 17  
Clear Cooperation  
(Policy Statement 8.0)**

Within one (1) business day of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public. *(Adopted 11/19)* **M**



<https://www.nar.realtor/handbook-on-multiple-listing-policy>

# MLS Policy statement 8.0

The new Policy 8.0: Clear Cooperation will go into effect for **Stellar MLS on March 3<sup>rd</sup>, 2020**. The policy as written and published by NAR® is below.

## *Section 1.01 – Clear Cooperation*

*Within one business day of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.*



[The NAR MLS Clear Cooperation Policy](#)



Cooperation  
The Heartbeat of the MLS

# Timeline - Review

## Aug 2018 – March 2019

- **Stellar MLS**
- Task Force for Coming soon –
- Updated Owner(s) Authorizations Forms
- Created Process for Submitting Form

## Sept 2019

- New Submission Process Implemented
- Broker Webinars
- Received Customer Feedback
- Rules and Forms Updated

## Oct – Nov 2019

- Stellar BOD reviewed and revised drafts of forms
- Owner's Exclusion 2 forms
- **NAR Approves MLS Clear Cooperation Policy Statement 8.0**

## Jan - Feb 2020

- Stellar Board of Directors reviews 8.0 policy impact
- Educational campaign on the impact of Policy 8.0 for Stellar customers will be ongoing
- Stellar MLS prepares to integrate policy into operations

## March 2020

- Stellar MLS officially adopts Policy 8.0 and updated exclusion forms will be released, exempt listing rule will be updated
- **March 3, 2020 – Go Live**

## Future

- **May 2020:** NAR policy 8.0 takes effect nationwide for all MLSs



## Date of Go-Live

- Stellar MLS Rule Updates
- New Forms for Owners Exclusion
- Process for Submitting
- New Search Function

# Article 5.1: Submission of Listing

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## Section 1: Submission of Listing

Participant's listings of real property of the types shown below which are located in the counties of Stellar's service area shall be submitted to the Stellar MLS within five business days excluding weekends and federally recognized holidays, upon the latter of a) the dated signatures of the owner(s) of record or b) the beginning date on the Listing Agreement **or within one business day of public marketing, whichever is sooner.**

**Should any public marketing of a listing occur during the allowed five-day submission period, the following requirement will adjust the mandatory entry period; Within one business day of marketing a property to the public the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls/messaging), multi-brokerage listing sharing networks, and applications available to the general public.**





## 5.1 Mandatory Listing Types

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- A. Single family homes for sale or exchange;
- B. Condominiums, co-ops and townhouses for sale or exchange;
- C. Vacant residential lots or parcels for sale or exchange;
- D. Mobile homes with land for sale or exchange;
- E. Duplexes, triplexes or quadruplexes for sale or exchange

## 5.3 Optional Listing Types



The following classifications of property may be placed with Stellar MLS at the option of the Participant, however the listing, if entered, must be in compliance with the MLS Rules and Regulations.

- i. Pre-Construction and New Construction Properties
- ii. **Commercial Sale and Commercial Lease**
- iii. Business Opportunity Listings. If entered, Business Opportunity listings are not required to have a photo, driving directions or address.
- iv. Properties owned by a Participant or Subscriber
- v. **Rental Properties (short or long term)**
- vi. Sold Data for Entry Only Listings (same wording as currently exists)
- vii. Fractional Listing (same wording as currently exists)
- viii. Joint Listings (same wording as currently exists)
- ix. Listings of property outside of the counties included in the Stellar MLS Service area.

# FSBO in the MLS?

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# Submission of Listings

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Mandatory Listing Types must be submitted to Stellar MLS within five business days of

*Date Owner(s) Sign Agreement*

*or*

*Effective Date of Listing Agreement*

*or*

*Within One “1” Business day of Public Marketing*



**Mandatory Listing Types:** Single family homes, Condominiums, Co-ops and Townhouses, Vacant Residential Lots or Parcels, Mobile homes, Duplexes, Triplexes or Quadruplexes.

# What Counts as Public Marketing?

Policy 8.0 states that a property must be listed in the MLS within one 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 (including IDX and VOW)



Digital communications marketing (email blasts)



Multi-brokerage listing sharing networks

# Executed Listing Agreement – 5 Business Days

Day 1

Day 2

Day 3

Day 4

Day 5

1. Put in the MLS  
or
2. File a Temporary Exclusion  
or
3. File an Office Exclusive Exclusion

What if  
Publicly  
Marketed...



## 1 Business Day to Enter

# Article 5.11: Exempt Listing



Article 5.11: Exempt Listings. If the owner(s) of record refuses to permit the listing to be disseminated by Stellar MLS, the Participant must upload either the Owner's Authorization for Temporary Exclusion or the Office Exclusive form through the Stellar online submission system. The applicable form must be initialed where required and signed by the listing agent(s), listing broker/office manager and owner(s) of record affirming that they do not desire the listing to be disseminated by Stellar MLS.

The Owner's Exclusion of MLS Entry form or the Office Exclusive form must be submitted within five business days, excluding weekends or federally recognized holidays, upon the latter of a) the dated signature of the owner(s) of record or b) the beginning date on the Listing Agreement

If an offer is accepted during the temporary exclusion period, the listing must immediately be entered into the MLS by the Participant.

**Should any public marketing of a listing occur during the allowed five-day submission period, or at any time while the listing is on file as an Owner's Exclusion from the MLS or an Office Exclusive, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.**

Failure to submit the required Owners Authorization for Temporary Exclusion form or the Office Exclusive form through the Stellar online submission system within five business days, excluding weekends or federally recognized holidays, upon the latter of a) the dated signature of the owner(s) of record or b) the beginning date on the Listing Agreement in accordance with the Rules and Regulations or failure to enter the listing into the MLS within one business day of public marketing will result in a severe automatic penalty of \$500 for the first occurrence; as outlined in Article 11.4.



### **Automatic Fines - Severe**

- a. 1st Offense: \$500
- b. 2nd Offense: \$2,500
- c. Further Offenses for same violation will result in a mandatory hearing before a board hearing panel with allowable maximum monetary penalty of up to \$15,000, possible suspension/termination of MLS privileges and services and other provisions in accordance with MLS Rules and Regulations Article 11.1.



# 4.12 Listings Not Available for Showing

Section 12: Listings Not Available For Showing.

Because Stellar MLS exists to facilitate cooperation by Participants in the showing and sale of each other's listings:

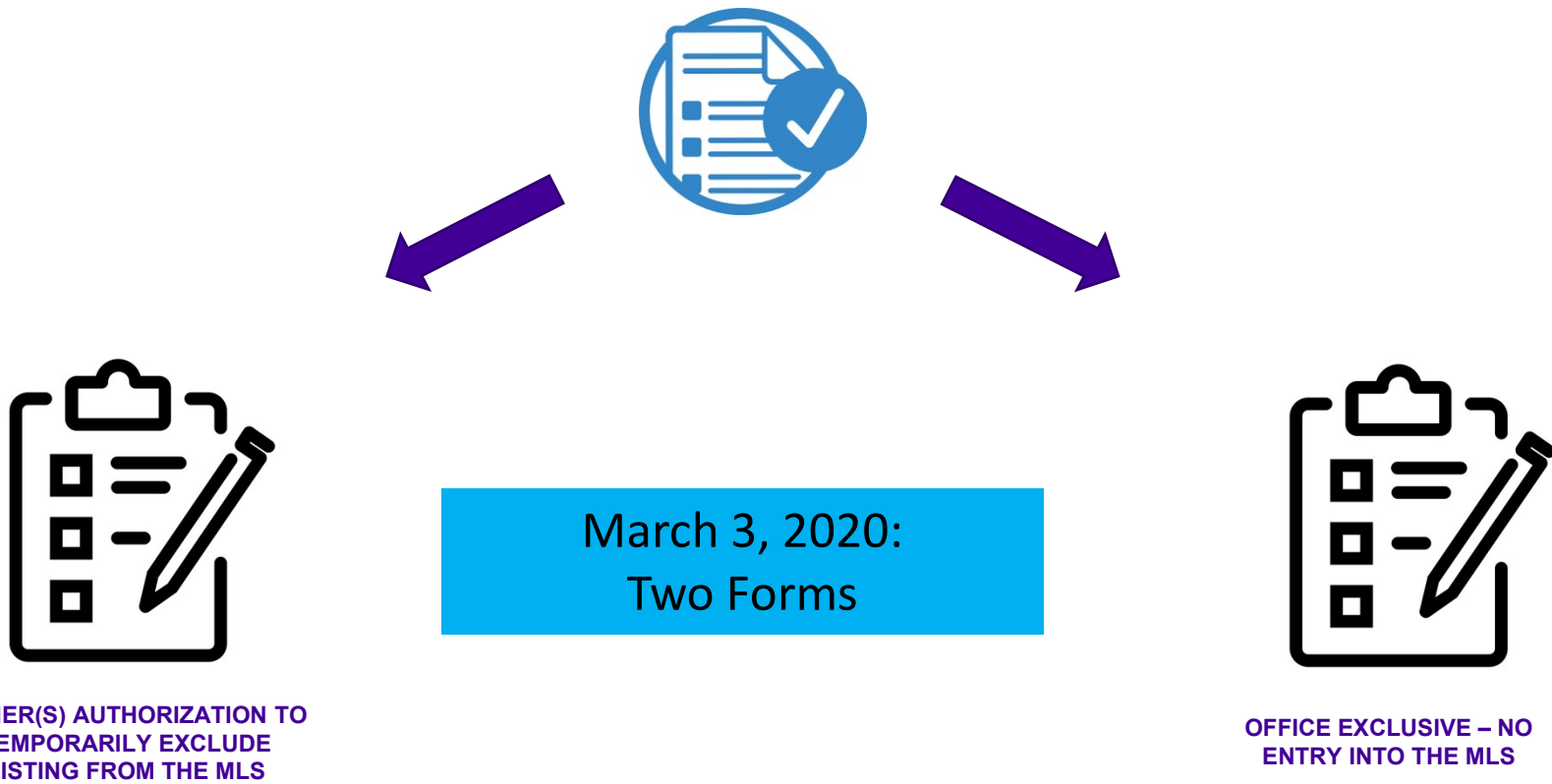
Except those properties under auction terms and properties deemed unsafe with explanatory documentation uploaded as an attachment upon listing entry:

- A. Listings may not be entered as Active prior to being available for actual showings by all Participants/Subscribers. For example: Stellar MLS will not accept listings with "No showings until MM-DD".
- B. Active Listings that become temporarily unavailable for showing by other Participants for any reason whatsoever must be changed to "TOM" (Temporary Off Market) status within two days excluding weekends and federally recognized holidays and will expire automatically on the Expiration Date unless reactivated in the interim. The penalty for non-compliance of A or B is outlined in the Automatic Fine Schedule, Level II (See Article 11/Section 4C).
- C. **Properties that are in TOM status may not be publicly marketed. The penalty for non-compliance is outlined in the Automatic Fine Schedule, Level III (See Article 11/Section 4C).**
- D. Unless written permission is obtained from the listing agent/broker or included in the listing, A fine will be imposed to any Participant/User contacting owner(s) of record when their listings are in an on market (ACT, PNC, TOM) status as outlined in the Automatic Fine Schedule, Level III (See Article 11/Section 4C).



# New Forms & New Process

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# Finding the Owners Exclusion Form

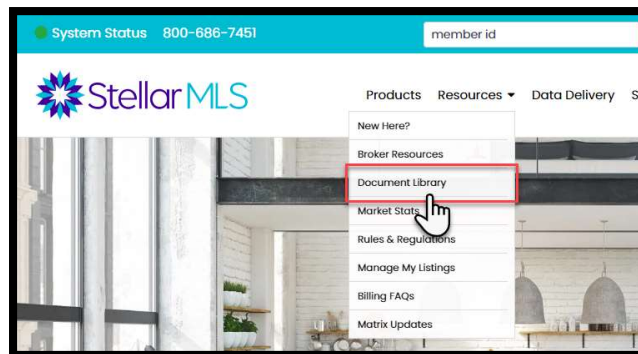
## External Links in Matrix

External Links

- Stellar MLS University
- Pay your MLS Fees
- Stellar On-Demand Library
- Listing Exclusion Form**
- Listing Forms
- Stellar MLS Rules and Regs

  
**PDF**  
Download the New Owner(s)  
Exclusion Form

## StellarMLS.com Document Library



The screenshot shows the StellarMLS.com website interface. At the top, there is a navigation bar with 'System Status 800-686-7451' and a 'member id' field. Below the navigation bar, the StellarMLS logo is visible. A dropdown menu is open under the 'Resources' tab, listing various options: 'New Here?', 'Broker Resources', 'Document Library', 'Market Stats', 'Rules & Regulations', 'Manage My Listings', 'Billing FAQs', and 'Matrix Updates'. The 'Document Library' option is highlighted with a red box, and a mouse cursor is pointing at it.

## Form Simplicity and Transaction Desk



 Owner's Authorization to Exclude Listing from the MLS

New Forms Available

# New Form:

## OWNER(S) AUTHORIZATION TO TEMPORARILY EXCLUDE LISTING FROM THE MLS



No modification  
of this form will be accepted.



### OWNER(S) AUTHORIZATION TO TEMPORARILY EXCLUDE LISTING FROM THE MLS

Property Address: \_\_\_\_\_

Listing Agreement Beginning Date: \_\_\_\_\_ Listing Expiration Date: \_\_\_\_\_

Listing Brokerage Name: \_\_\_\_\_

Date to be entered into Stellar MLS (mm/dd/yy): \_\_\_\_\_

The purpose of a multiple listing service (MLS) is the orderly correlation and dissemination of listing information, including properties for sale to allow cooperation among MLS brokers and their agents to better serve the buying and selling public. Properties must be entered into the MLS within 5 business days of signature on the Listing Agreement. It is understood that five days may not be sufficient to ready a property for the market and MLS Rules provide an exception with written instructions by the property owners. Use of this form will provide notice to the MLS if the listing will be excluded from the MLS beyond the allowed five days. **Note: Submission of this form is required within 5 days of the dated signature of the owner(s) of record or the listing effective date on the Listing Agreement if not entered immediately into the MLS.**

Initials and signatures of all owners and signatures of both the listing broker/office manager and agent are required for validation – no changes or strike-throughs to this form will be accepted.

Owner Initials

As Owner(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within one business day for cooperation with other MLS Brokerages. *Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls / messaging), multi-brokerage listing sharing networks, and applications available to the general public.*

Signatures below and initials above affirm the owner(s) instructions to withhold this property from publication in the MLS until the date noted. Owners acknowledge that if an offer is accepted during the temporary exclusion period, the property must be entered into the MLS in accordance with MLS Rules and Regulations.

*Note: This Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon Owner's authorization.*

\_\_\_\_\_  
Owner Name (Print)    Owner Signature    Date

\_\_\_\_\_  
Owner Name (Print)    Owner Signature    Date

By signing below, Broker/Office Manager and Agent affirm that this form has been fully reviewed with the Owners and acknowledge that the Form must be filed in accordance with Stellar MLS Rules and Regulations.  
*Note: both signatures required*

\_\_\_\_\_  
Agent Name (Print)    Agent Signature    Agent MLS ID

\_\_\_\_\_  
Broker/Office Manager (Print)    Broker/Office Manager Signature    MLS Office ID

**Initials and signatures of all owners and signatures of both the listing broker/office manager and agent are required for validation – no changes or strike-throughs to this form will be accepted.**

Owner Initials

As Owner(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within one business day for cooperation with other MLS Brokerages. *Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls / messaging), multi-brokerage listing sharing networks, and applications available to the general public.*

# New Form: Office Exclusive – No Entry into the MLS

**No modification  
of this form will be accepted.**



**OFFICE EXCLUSIVE – NO ENTRY INTO THE MLS**

Property Address: \_\_\_\_\_

Listing Agreement Beginning Date: \_\_\_\_\_ Listing Expiration Date: \_\_\_\_\_

Listing Brokerage Name: \_\_\_\_\_

While the purpose of the MLS is to facilitate cooperation between MLS Brokers and their agents to successfully bring sellers and buyers together, it is also understood that there are circumstances under which the property owner(s) may seek anonymity/privacy and instruct their broker to withhold their property listing from the MLS. Initialing and signing of this form will be notice to the MLS that you, as the property owner, have instructed your brokerage that the sale of your property will be handled exclusively within the listing brokerage. *Note: Submission of this form is required within 5 days of the dated signature of the owner(s) of record or the listing effective date on the Listing Agreement if not entered immediately into the MLS.*

Initials and signatures of all owners and signatures of both the listing broker/office manager and agent are required for validation – no changes or strike-throughs will be accepted.

A.	<input type="checkbox"/> <input type="checkbox"/>	As Owner(s), I/We understand that excluding the listing from the MLS is a provision provided to the property Owner(s) to allow the brokerage to act in the Owner(s)'s best interest and meet the Owner(s)'s needs, with no intent to give the brokerage any advantage in finding a buyer for the property instead of publishing in the MLS and inviting cooperating brokerages to assist in procuring a buyer for the property.
B.	<input type="checkbox"/> <input type="checkbox"/>	As Owner(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within one business day for cooperation with other MLS Brokerages. <i>Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls / messaging), multi-brokerage listing sharing networks, and applications available to the general public.</i>
C.	<input type="checkbox"/> <input type="checkbox"/>	<b>FAIR HOUSING</b> - By signing this form, I/We affirm that the property is not being excluded from the MLS based upon reasons founded on refusal or reluctance to show, list, negotiate or sell property to any individual or group of individuals on the basis of membership in any class, including but not limited to race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by local, state and federal fair housing laws.

In accordance with MLS Rules and Regulations, by initialing above and signing below, as the property Owners, I/We are providing written instructions to the listing brokerage affirming that the property will not be entered into the MLS during the entire listing period and further acknowledge(s) that any public marketing of the property will require entry into the MLS within one business day. This Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon the Owner's authorization.

Owner Name (Print)	Owner Signature	Date
Owner Name (Print)	Owner Signature	Date
<b>By signing below, Broker/Office Manager and Agent affirm that this form has been fully reviewed with the Owner(s) and acknowledge that the Form must be filed in accordance with Stellar MLS Rules and Regulations. <i>Note: Both signatures required</i></b>		
Agent Name (Print)	Agent Signature	Agent MLS ID
Broker/Office Manager (Print)	Broker/Office Manager Signature	MLS Office ID

Office Exclusive version 11-19 Page 1 of 1



**Initials and signatures of all owners and signatures of both the listing broker/office manager and agent are required for validation – no changes or strike-throughs will be accepted.**

A.	<input type="text"/> <input type="text"/> Owner Initials	As Owner(s), I/We understand that excluding the listing from the MLS is a provision provided to the property Owner(s) to allow the brokerage to act in the Owner(s)'s best interest and meet the Owner(s)'s needs, with no intent to give the brokerage any advantage in finding a buyer for the property instead of publishing in the MLS and inviting cooperating brokerages to assist in procuring a buyer for the property.
B.	<input type="text"/> <input type="text"/> Owner Initials	As Owner(s), I/We understand that any public marketing of this property will trigger the MLS Rules and Regulations requirement that the property be entered into the MLS within one business day for cooperation with other MLS Brokerages. <i>Note: Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, all social media platforms public or private, brokerage website displays (including IDX and VOW), digital communications marketing (email or text blasts, or automated voice calls / messaging), multi-brokerage listing sharing networks, and applications available to the general public.</i>
C.	<input type="text"/> <input type="text"/> Owner Initials	FAIR HOUSING - By signing this form, I/We affirm that the property is not being excluded from the MLS based upon reasons founded on refusal or reluctance to show, list, negotiate or sell property to any individual or group of individuals on the basis of membership in any class, including but not limited to race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status or any other class protected by local, state and federal fair housing laws.

**Signatures below and initials above affirm the owner(s) instructions to withhold this property from publication in the MLS until the date noted. Owners acknowledge that if an offer is accepted during the temporary exclusion period, the property must be entered into the MLS in accordance with MLS Rules and Regulations.**

*Note: This Listing Exclusion may be withdrawn by the listing office at any time and placed in the MLS upon Owner's authorization.*

\_\_\_\_\_  
Owner Name (Print)

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Name (Print)

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

**By signing below, Broker/Office Manager and Agent affirm that this form has been fully reviewed with the Owners and acknowledge that the Form must be filed in accordance with Stellar MLS Rules and Regulations.**

*Note: both signatures required*

\_\_\_\_\_  
Agent Name (Print)

\_\_\_\_\_  
Agent Signature

\_\_\_\_\_  
Agent MLS ID

\_\_\_\_\_  
Broker/Office Manager (Print)

\_\_\_\_\_  
Broker/Office Manager Signature



\_\_\_\_\_  
MLS Office ID



# Customer Flyer

Available for download at

<https://www.stellarmls.com/clearcooperation>

## Your Property in the MLS: What You Need to Know

### What are the benefits of listing my property in the MLS?

By listing your property with a brokerage that belongs to Stellar MLS, your listing is advertised to nearly 60,000 licensed real estate professionals in Florida and Puerto Rico. Additionally, if the brokerage you have partnered with to sell your property distributes their listings to third-party websites you have the option to gain national exposure for your property as well. Real estate agents are compensated if they bring a buyer for your property. By exposing your listing to such a large network of real estate professionals and their buyers, it's likely that you will be able to achieve a more favorable outcome.

### What listings are required in the MLS?

The MLS requires listings of residential single family homes, condominiums, townhouses/villas, mobile or manufactured homes on seller owned land, duplexes, triplexes, and quadruplexes for sale to be submitted to the MLS with 5 business days of the latter of the date the listing agreement was signed by the seller or the effective date of the listing agreement. Furthermore, once public marketing begins, the listing must be submitted to the MLS within 1 business day. Stellar MLS follows rules and regulations established by the National Association of Realtors®. To ensure all fair-housing laws and ethical professional standards are being met, your Realtor® must follow mandatory rules regarding the marketing of your property to the public.

### What if I need more time to get my property ready to show?







If you need more than 5 days to get your property ready to show, your agent will ask you to sign a Temporary Exclusion Form. However, when your listing is under that temporary exclusion, once public marketing begins, it will need to be submitted to the MLS within 1 business day.

### What if I do not want my listing in the MLS at all?

If you have privacy concerns and prefer to not have your listing in the MLS at all, you will need to complete and sign a "No Entry into MLS Form." If you decide to go this route, you agree not to market your listing publicly, and if you do, must agree to have it submitted to the MLS within 1 business day of marketing your property to the public.

### What counts as public marketing?

Once any of the below activities are initiated, your listing must be submitted to the MLS within 1 business day!

-  Flyers displayed in windows
-  Yard signs
-  Digital marketing or advertising on social media websites such as Facebook or Instagram
-  Listings posted on all websites, including your broker's website and other third-party websites such as Zillow.com
-  Digital communications marketing (email blasts)
-  Multi-brokerage listing sharing networks

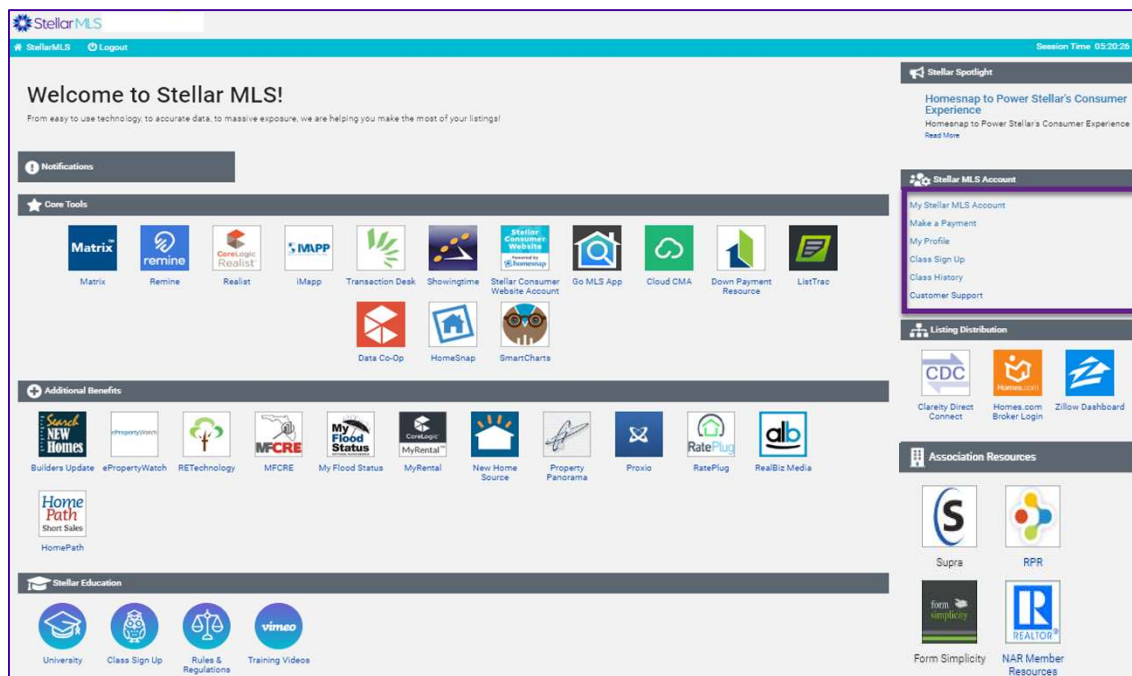
**Remember: If the public can see your listing, it must be in the MLS!**

Contact your Realtor® for more information.

# The Online Submission Process

Log in to **StellarMLS.com**

From the Stellar MLS Dashboard, go to the **“Stellar MLS Account”** section




You are currently logged in with MLS ID: 261561577

 Membership Info	 My Profile	 Class Sign Up	 Class History
 My Invoices	 Owner(s) Exclusion	 Report a Violation	 My Orders



Exclusion Forms can be submitted by the Broker, Listing Agent, or Assistants

## OWNER(S) AUTHORIZATION TO EXCLUDE LISTING FROM THE MLS

Click [here](#)  for more information.

[+ Submit Exclusion Form](#)

### EXCLUSION FORM HISTORY

Show  entries

Search:  

Street Number	Street Name	Unit Number	City	State	Listing Contract Date	Exclusion Status	Action
---------------	-------------	-------------	------	-------	-----------------------	------------------	--------

No data available in table

Showing 0 to 0 of 0 entries

[Previous](#) [Next](#)

# Exclusion Form Online Submission Process

Submit Owner(s) Authorization to Exclude Listing From the MLS

UPLOAD YOUR SIGNED EXCLUSION FORM

Owner 1 Full Name  Owner 2 Full Name

Listing Contract Date  Listing Expiration Date

Exclusion Time Period  Temporary Exclusion Click [here](#) to download it.  Office Exclusive Click [here](#) to download it.

Upload Signed Exclusion Form (PDF only)  No file chosen

Agent MLS ID  Agent Name

Broker MLS ID  Broker Name

Listing Contract Date  Listing Expiration Date

Exclusion Time Period  Temporary Exclusion Click [here](#) to download it.  Office Exclusive Click [here](#) to download it.

City  State

Postal Code  Country

I certify that the attached form contains all required information and signatures.

The Stellar MLS administration department will review your form and you will receive an email update.

[Back to List](#)

# There are a total of 4 possible statuses for the Exclusion:

OWNER(S) AUTHORIZATION TO EXCLUDE LISTING FROM THE MLS

+ Submit Exclusion Form

EXCLUSION FORM HISTORY


Show 10 entries

Search:

Street Number	Street Name	Unit Number	City	State	Listing Contract Date	Exclusion Status	Action
247	Maitland Ave		Altamonte Springs	FL	08/22/2019	In Review	<a href="#">Details</a>   <a href="#">Copy</a> <a href="#">Cancel</a>   <a href="#">Edit</a>
555	Winderley Place	320	Maitland	FL	08/25/2019	Rejected	<a href="#">Details</a>   <a href="#">Copy</a> <a href="#">Cancel</a>
2000	Stellar Way		Altamonte Springs	FL	08/29/2019	Filed	<a href="#">Details</a>   <a href="#">Copy</a> <a href="#">Cancel</a>
2019	Somewhere Trail		Maitland	FL	08/26/2019	Cancel	<a href="#">Details</a>   <a href="#">Copy</a>

Showing 1 to 4 of 4 entries

Previous 1 Next



# Have you seen a property marketed and are not able to find it in the MLS?



Flyers displayed in windows



Yard signs



Digital marketing on public facing websites



Brokerage website displays (including IDX and VOW)



Digital communications marketing (email blasts)



Multi-brokerage listing sharing networks

# Report a Possible Violation



Home Logout

You are currently logged in with MLS ID: 261561577



Membership Info



My Profile



Class Sign Up



Class History



My Invoices



Owner(s) Exclusion



Report a Violation

Report a Clear Cooperation Violation



My Orders





# Search for Excluded Properties

REPORT A VIOLATION

[SEARCH FOR LISTING](#)

LISTING VIOLATION SUBMISSIONS

Show  entries Search:

Street Number	Prefix Direction	Street Name	Suffix Direction	Unit Number	City	State	Zip Code	Created On
No data available in table								


Showing 0 to 0 of 0 entries

# Search For an Exclusion on File

ENTER PROPERTY ADDRESS

<b>Street Number</b>	<input type="text" value="Enter street number"/> <i>* A Street Number is required</i>	<b>Street Name</b>	<input type="text" value="Enter street name only"/> <i>* A Street Name is required</i>
<b>Street Type</b>	<input type="text" value="STREET"/>	<b>Prefix Direction</b>	<input type="text" value="Enter pre direction"/>
<b>Suffix Direction</b>	<input type="text" value="Enter post direction"/>	<b>Building Number/Name</b>	<input type="text" value="Enter number/name"/>
<b>Unit Number</b>	<input type="text" value="Enter unit number"/>	<b>City</b>	<input type="text" value="Enter city"/> <i>* A City is required</i>
<b>State</b>	<input type="text" value="Florida"/>	<b>Zip Code</b>	<input type="text" value="Enter postal code"/> <i>* A zip code is required</i>

[Return to List](#)



# Results: Property Found in MLS

SEARCH AN ADDRESS

RESULT

This listing is in compliance with the 5.11 Exempt Listing rule.

- ✘ No exclusion form is on file for the below address.
- ✔ **Listing Found:**  
U8075175

ENTER PROPERTY ADDRESS

Option to Report a Violation is Not Available

# Results: No Exclusion – No Property in MLS

RESULT

This listing is not in the MLS. If you suspect this listing is in violation of clear cooperation policy 8.0 as it relates to public marketing. Please file a report.

- ✘ No exclusion form is on file for the below address.
- ✘ No Property found in Stellar MLS.

Would you like to file a report? [File Report](#)

*\* There are no listing found, perhaps you would like to broaden your search criteria?*

ENTER PROPERTY ADDRESS

Street Number	<input type="text" value="555"/>	Street Name	<input type="text" value="main"/>
Street Type	<input type="text" value="STREET"/>	Prefix Direction	<input type="text" value="Enter pre direction"/>
Suffix Direction	<input type="text" value="Enter post direction"/>	Building Number/Name	<input type="text" value="Enter number/name"/>
Unit Number	<input type="text" value="Enter unit number"/>	City	<input type="text" value="apopka"/>
State	<input type="text" value="Florida"/>	Zip Code	<input type="text" value="32703"/>

[Search](#)

[Return to List](#)

# Results: Exclusion Found – No Property in MLS

**RESULT**

This listing is not in the MLS. If you suspect this listing is in violation of clear cooperation policy 8.0 as it relates to public marketing. Please file a report.

- ✓ An exclusion form is already on filed for the below address.
- ✗ No Property found in Stellar MLS.

Would you like to file a report? [File Report](#)

*\* There are no listing found, perhaps you would like to in your search criteria?*

### Upload Image

Upload visual evidence of Exempt Listing rule violation here (e.g. public marketing through a sign in a yard, digital advertising, etc.)

Choose File No file chosen

**Listing Address**

**Unit Number**

**State**

**Listing Number/Name**

**City**

**Zip Code**

 Submit

[Back to Search](#)

# Email Confirmation

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**Hello Valued Stellar Customer:**

Thank you for reporting this potential violation. The Stellar MLS Compliance team will review the information and take necessary actions.

For questions or concerns please contact us at [support@stellarmls.com](mailto:support@stellarmls.com) or call 800-686-7451.

Sincerely,

Stellar MLS  
247 Maitland Avenue Altamonte Springs, FL 32701  
Main: 407-960-5300; Toll Free: 800-686-7451

[www.stellarmls.com](http://www.stellarmls.com)

# Executed Listing Agreement – 5 Business Days

Day 1

Day 2

Day 3

Day 4

Day 5

1. Put in the MLS  
or
2. File a Temporary Exclusion  
or
3. File an Office Exclusive Exclusion

What if  
Publicly  
Marketed...



## 1 Business Day to Enter



## Resources

– Spread the word!



**StellarMLS**

### Clear Cooperation 2020: NAR®, Stellar MLS and You

**The Strength of the MLS:  
Cooperation and Compensation  
Among Brokers**

*An Update on NAR® Policy 8.0 from  
Stellar MLS CEO Merri Jo Cowen*

NAR® Policy 8.0: Clear Cooperation has been approved by the National Association of Realtors®, and some changes will be coming our way in the next few months.

from Stellar MLS

Stellar MLS  
NAR Policy Update:  
8.0-Clear Cooperation

04:28

vimeo

[stellarmls.com/clearcooperation](https://stellarmls.com/clearcooperation)

[nar.realtor/about-nar/policies/mls-clear-cooperation-policy](https://nar.realtor/about-nar/policies/mls-clear-cooperation-policy)

# Support is Available

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- When in doubt, always refer to latest version of Rules & regulations online
- **For help with** compliance notifications, rules and regulations, feel free to contact us!
  - Toll Free: (800) 686-7451**
  - Local: (407) 960-5300**
  - Email: [admin@stellarmls.com](mailto:admin@stellarmls.com)**
  - Hours: Mon. – Fri. 8:00 a.m. – 5:00 p.m.**



**THANK YOU!**