



Avoid These Common MLS Violations!

Save time and money by following the MLS rules

1 Article 4, Section 5 Photo, Virtual Staging & Virtual Tour Violations

Photos and virtual tours cannot include branded signage, text or graphics (barring a few exceptions), the first photo in the listing must be of the front exterior of the property, agents must own the rights to the photos they are posting and virtually staged photos must be properly disclosed and virtual staging rules adhered to.

For more information, visit:

stellarmls.com/resources/rules/photorules



2 Article 4, Section 15 Listing Manipulation

A new listing cannot be created by the same office within 30 days of the expiration, withdrawn or cancelled date of the original. A withdrawn, cancelled, or expired listing should only receive a new MLS number if outside of 30 days.



3 Article 5, Section 12 Failure to Report a Sold Listing

A change in listing status must be reported in the Stellar MLS system within 2 business days. If a listing has sold and proof of this recent sale can be found an immediate fine will apply.



4 Article 4, Section 29 Pending Listing With a Past Expected Closing Date

Expected closing date must be maintained in the system. If a property goes past the closing date recorded in the system, the date must be updated to avoid a fine.



5 Article 5, Section 12 Exempt Listings

If a seller does not want their listing in the MLS, The Owners Authorization to Exclude Listing From the MLS Form can be used. Agents must use the online submission process to submit their forms according to compliance guidelines. Per NAR® policy, as soon as a listing is publicly marketed it must go into the MLS.

6 Article 4, Section 6 Contact Information in Public Remarks

Public remarks cannot contain any contact information, including but not limited to: phone numbers, compensation, website URLs, or office information. Public remarks should only pertain to the subject property or transaction.

Visit stellarmls.com/resources/rules for more information!