CLEAR COOPERATION POLICY
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.
THE CURRENT PROCESS AS OF TODAY

1. Seller signs listing contract

- Listing broker has **two (2) business days** from the **listing contract date** to either:
  - Enter listing into MLS
  - Submit **listing exclusion form** (e.g. C.A.R. SELM or CRMLS Listing Exclusion Form)

2. Listing broker may **only** exclude listing from MLS if instructed by seller **and** seller signs listing exclusion form
THE PROPOSED NEW PROCESS AS MAY 1, 2020

1
Seller signs listing contract

2a
Listing broker has **two (2) business days** from the **listing contract date** to Input the Listing into the MLS as:
- REGISTERED
- COMING SOON
- ACTIVE

AND

2b
Within one (1) business day of **marketing** the property, the Listing Broker must ensure the listing is in the **Coming Soon** or **Active** status.

If the property was never marketed, then the listing does NOT need to be placed into **Coming Soon** or **Active**.
VIOLATIONS

$500 or 1% of List Price, whichever is greater, not to exceed $2,500.

Approved by CRMLS Board of Directors
# Differences in Statuses

<table>
<thead>
<tr>
<th>Registered</th>
<th>Coming Soon</th>
<th>Active</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Marketing</td>
<td>Marketing Allowed</td>
<td>Marketing Allowed</td>
</tr>
<tr>
<td>Not Displayed in MLS</td>
<td>Displayed in MLS</td>
<td>Displayed in MLS</td>
</tr>
<tr>
<td>No Commission Offered</td>
<td>Commission Offered</td>
<td>Commission Offered</td>
</tr>
<tr>
<td>No DOM</td>
<td>No DOM</td>
<td>No DOM</td>
</tr>
<tr>
<td>No Distribution through MLS</td>
<td>Limited Distribution through MLS</td>
<td>DOM Counts</td>
</tr>
<tr>
<td>Showings Only to Listing Broker Client</td>
<td>No Showings</td>
<td>Full Distribution through MLS</td>
</tr>
<tr>
<td></td>
<td>21 Days Only</td>
<td>Showings Allowed</td>
</tr>
</tbody>
</table>

## What's Required for Registered?
- Address
- Listing Contract Date
- Price
- Expiration Date
- Marketing Start Date
Mandatory Submission upon Marketing: Within one (1) business day of marketing or advertising a property to any member of the public the Listing Broker must submit the property into the MLS for cooperation with other MLS participants. Marketing and advertising includes, but is not limited to, any information about the property or its availability for sale displayed on any: signs, websites, social media, brokerage or franchise operated websites, communications (verbal or written), multi-brokerage or franchise listing sharing networks, flyers or written material, on any applications, or by conducting an open house. Any individual or entity that has signed within the previous year a Disclosure Regarding Real Estate Agency Relationship form in compliance with CA Civil Code section 2079.16 that identifies the Listing Broker shall not be considered a “member of the public” under this rule.
9.3 Availability to Show or Inspect. Listing Brokers shall not misrepresent the availability of access to show or inspect a listed property. For any property in which Listing Broker selected a status of Coming Soon, Listing Broker represents that the property shall have no showings or tours, by Listing Broker or otherwise, until such time as the Property is placed in the Active or Active Under Contract status.
NEXT STEPS

May 1, 2020
Implementation

CRMLS
QUESTIONS or FEEDBACK?

email
ClearCooperation@crmls.org