



MORR Rules and Regulations Changes to ARTICLE X September 2021

ARTICLE X - PROHIBITIONS

Unless specified in another section of these Rules and Regulations, the following actions are expressly prohibited:

Section 1: NAR Prohibitions

- 1.1 Any listing filed with MLS shall not be made available to any NON-PARTICIPANT in MLS without prior consent of the LISTING BROKER and in accordance with Article XV.
- 1.2 For Sale Signs. Only the "For Sale" sign of the listing broker may be placed on a property.
- 1.3 Under Contract Signs. Prior to closing, the "Under Contract" sign of the listing broker may be placed on a property, unless the listing broker authorizes the cooperating (selling) broker to post such a sign.
- 1.4 Participants shall not solicit a listing on a property filed with the Service unless such solicitation is consistent with Article 16 of the REALTOR® Code of Ethics, its Standards and Practice, and its Case Interpretations. Without such protection, a seller could receive hundreds of calls, communications, and visits from brokers and salespersons who have been made aware of, through MLS filing, the date the listing will expire and desire to substitute themselves for the present broker.

Section 2. Security

- 2.1 The sharing of secure information such as login credentials, username or password with any person (including employees of the Participant/Member) is expressly prohibited.
- 2.2 Allowing a Nonparticipant/Nonmember to access the MLS in the capacity of a Participant/Member is expressly prohibited.
- 2.3 Entering any Nonparticipant/Nonmember names, offices and/or contact information into the public comments or private remarks section of the MLS is expressly prohibited.
- 2.4 Allowing another person to utilize a subscribed eKey is expressly prohibited.

Section 3. Advertising/Marketing

- 3.1 Utilizing terminology that volunteers any information regarding the racial, religious or ethnic composition of a neighborhood is expressly prohibited.
- 3.2 Utilizing terminology that indicates any preference, limitations or discriminations based on any Federal, State or Local Municipality protected class is expressly prohibited.

- 3.3 Publicly marketing (including but not limited to flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communication marketing (email blasts), multi-brokerage listing sharing networks and applications available to the general public) an Office Exclusive Listing, is expressly prohibited.
- 3.4 Publicly utilizing terminology that indicates any property is limited from cooperation with other agents (including, but not limited to “off market listing”, “pocket listing”, “secret property”, “exclusive opportunity”, etc.) is expressly prohibited.
- 3.5 Marketing or advertising an open listing without disclosing in the marketing or advertising that the listing is an open listing is expressly prohibited except for seasonal rentals.
- 3.6 Approaching the owner or owner's representative of a property that is listed in the Hold status is expressly prohibited.

Section 4. Showings

- 4.1 Showing a property in any status other than Active or Active Under Contract is expressly prohibited.
- 4.2 Allowing, in an unaccompanied manner, the general-public, customers or clients to enter a property without the permission of the listing Participant or Affiliated Licensee is expressly prohibited.
- 4.3 Failure to make an active listing available to be shown is expressly prohibited.

Section 5. Listings

- 5.1 Failing to enter the change of status of a listing in the system within 24-hour of the status of a listing changing is expressly prohibited.
- 5.2 Failure to provide documentation within 48 hours of request from the MLS is expressly prohibited.
- 5.3 The unauthorized utilization or display of another Participant's or Affiliated Licensee's listing content (including, but not limited to, photographs, images, audio or video recording, virtual tours, etc.) is expressly prohibited.
- 5.4 Failing to maintain (allowing the date to pass for more than 24 hours) a listing's projected closing date is expressly prohibited.

Section 6. General

- 6.1 Violating the Code of Ethics of the National Association of REALTORS® is expressly prohibited.