



November 16, 2018

The SAR/MLS will be closed on Thursday, November 22nd and Friday, November 23rd, 2018, in observance of Thanksgiving Day. We wish you and your staff a safe and happy holiday.

RESTRICTION OF EXPIRATION DATE CHANGES

The SAR MLS Steering Committee and Board of Directors voted to require office level access to make any changes to expiration dates after a listing is saved. Expiration dates are not to be changed without the knowledge/authorization of the firm. The SAR staff can also make these changes with Form 4139 filled out and signed by the MLS Participant (firm’s managing broker) but you will be charged \$6. **REMEMBER**, changing the expiration date except to extend the listing is against the MLS rules.

MLS RULES and REGULATIONS

Section 1.12 EXPIRATION, EXTENSION, AND RENEWAL OF LISTINGS.

Any listing for which a Property Data Sheet has been submitted to the Association automatically expires on the dates specified in the agreement unless renewed by the listing Participant and notice of renewal or extension is filed with the Association prior to expiration. If notice of renewal or extension is received after the listing has been removed from the compilation of current listings, an extension or renewal will be published in the same manner as a new listing. Any notice of extension or renewal of a listing for which a Property Data Sheet has been submitted must be signed by the listing Participant or the seller(s).

Section 1.13 TERMINATION DATE ON LISTINGS.

Listings for which a Property Data Sheet has been submitted to the Association shall bear a definite and final termination date as negotiated between the listing Participant and the seller.

TEMPORARILY OFF MARKET (TOM) STATUS

If you or another agent has a property listed as TOM, a listing may not be entered as New until the TOM listing has been Released. The definition of temporarily off market is as follows: Owner and Broker agree that the Property shall be taken off the market temporarily, such that no active marketing activity shall be conducted at this time. Owner and Broker agree that the relationship between them shall continue to exist, and all rights to commission and other terms and provisions of the Listing Agreement shall continue to apply.

