



July 16, 2021

**RULES REGARDING EXPIRATION DATES**

When a listing is input in the MLS, the expiration date needs to match the date that has been negotiated between the listing Participant and the seller. Expiration dates are not to be changed without the knowledge/authorization of the firm.

**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. . .”

**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.**

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**UPDATED SAR-ELA & PROPERTY DATA FORM-RESIDENTIAL NOW LIVE**

The Spokane Exclusive Right to Sell Listing Agreement (SAR-ELA) has been updated to include options for the Seller to opt out of AVMs and Public Comments (see below for definitions).

Additionally, the following fields were added to the MLS: Currently only the Residential Property Data Form has been updated in Transaction Desk but the others will be updated soon

\* **Allow AVM** - A yes/no field that states the seller allows the listing to display with an [Automated Valuation Model](#) on Internet sites.

\* **Allow Public Comments** - A yes/no field that states the seller allows a comment or blog system to be attached to the listing on Internet sites.

If you have Transaction Desk Templates that contain any of these forms, they will need to be updated to use the new form. [Instructions for Editing Templates](#) [Instructions for Creating a New Template](#)

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**SHOWINGS REMINDER**

**Please remember to follow the showing info.** The SAR has received complaints of brokers not following the instructions and disrupting the homeowners. Be considerate of the seller’s property. Do not allow anyone to eat, drink, smoke, dispose of trash, use bathing or sleeping facilities, or bring pets. Leave the house as you found it (lights off, doors locked, etc) unless instructed otherwise. **Also be sure to leave your card and put the key back in the lockbox.** *Please be respectful of the Public, Property and your Peers.*

