

Actions of the Boards

December 18, 2014

Carolina Multiple Listing Services, Inc. (CarolinaMLS)

- Denied both requests for CarolinaMLS orientation to be waived and the request for the CarolinaMLS initiation fee to be waived.
- Approved the CarolinaMLS Advisory Group recommendation to allow CarolinaMLS staff to transfer listings from one firm to another when a Subscriber transfers to a new firm and the MP releases the listing.
- Approved increasing the fine for sharing a Supra Key from \$500 to \$1000.
- Approved increasing the fee for CarolinaMLS staff to input listings to \$25 per listing, and to delete Section 12.7: "Indirect Access to the MLS System" from the CarolinaMLS Rules and Regulations.
- Recommended having an article written to clarify the best practices with regard to giving the keys to the buyer pursuant to a real estate transaction.
- Approved the following recommendations from the CarolinaMLS Advisory group:
 - d. To add "Baseboard Hot Water Heat" to the "HVAC" field.
 - e. To add "Business Center" to the "Community Features" field.
 - f. To add "Laundry Chute" to the "Interior Features" field.
 - g. To add "Subject to Lease" to the "Special Conditions" field.
- Approved amending the CarolinaMLS media policy as follows:

With the exception of land, at least one digital image (photo/plat map/rendering) of each property listed in the MLS shall be submitted to the Service prior to saving the listing as "Active," except where sellers expressly direct that photographs of their property not appear in the MLS compilations. Written documentation requesting that a digital image not be submitted, signed by the seller, should be available for review if requested by the Service. At least one photo must be an exterior view of the property structure for sale with the exception that for land, a plat or map of the specific property is acceptable. All photos uploaded must be representative of the property, landscape, views, neighborhood and surrounding community. If using a photograph (excluding artist renderings) that is similar to but not a photograph of the actual listing, users must include a disclaimer "example photo" across the photograph.

Charlotte Regional Realtor® Association

- Denied both requests for Association orientation to be waived and for the Association initiation fee to be waived.
- Approved Jason Gentry as the Director appointment to complete David Deal's term.
- Approved to suspend Eric Cox until the North Carolina Real Estate Commission acts.

Housing Opportunity Foundation

- The board approved the 2015 Foundation budget.