

**Actions of the Boards**  
**Sept. 20, 2012**

**Carolina Multiple Listing Services, Inc. (CarolinaMLS)**

- Approved the new “CarolinaMLS Rules and Regulations” Section 2.3 Lockbox Accessibility rule (see below)

SECTION 2.3: LOCKBOX ACCESSIBILITY: If a lockbox is present on a property that is listed for sale in the CarolinaMLS system, there must be a lockbox that provides all CarolinaMLS Member Participants and Subscribers with reasonable and timely access to the listed property. If you choose to place an electronic Supra lockbox, it must be a CarolinaMLS lockbox. More than one lockbox may be used on a property. An infraction of this rule is a Category I violation as described in Section 9.4.1. Respondents to alleged violations shall demonstrate compliance with the rule within two business days by providing proof that a lockbox that meets the criteria above is installed on the property.
- Approved adding radon inspectors as an approved inspector within the Affiliate Keyholder list.
- Denied the requests of two members for MLS orientation waivers for their virtual assistants.
- Approved billing Member Participants the same quarterly fee charged to Subscribers for licensees who do not subscribe to the MLS and do not qualify for waivers.
- Approved or denied the following recommendations of the CarolinaMLS Advisory Group:
  1. Denied the recommendation to add the choice for “Modern” to the “Style” field.
  2. Approved the recommendation to add “Airplane Hangar” under the “Exterior Features” field in the Single Family, Lots/Acres/Farms and Rentals property categories, and to add “Runway Lot” under the “Lot Description” field in the Single Family and Lots/Acres/Farms property categories.
  3. Approved sending the recommendation to add a column for the “Seller Contribution” field to the Quick CMA report back to the advisory group for further discussion.
  4. Approved the recommendation to modify the definition of “Community Features” as follows:

Subdivision amenities ~~deeded~~ that may be available to the listed property and may require membership or additional fees. "55 and older" means qualified senior housing defined by HUD. Listing agents must submit a statement of qualification to CMLS signed by a representative of the homeowners association (HOA), and witnessed (the witness does not have to be a representative of the HOA) when selecting "55 and older." Multiselect list. Restricted to eight selections. ("CMLS Rules and Regulations," Section 1 #7)
  5. Approved the recommendation to affirm the decision of the CarolinaMLS Board of Directors on July 21, 2011 that potential short sales must be disclosed by selecting “Short Sale Subject to Lender or other Third Party Approval” in the “Special Conditions” field.

6. Approved the recommendation that the purpose of the “Deed Reference” field is not to identify the owner of the property, but to correctly identify the property offered for sale. CarolinaMLS’s definition for the “Deed Reference” field will be modified as follows:

The purpose of the “Deed Reference” field is not to identify the owner of the property, but to correctly identify the property offered for sale. The “Deed Reference” field must be filled in even for listings where the seller does not yet own the property. Obtained from the county Register of Deeds. Include the book and page, i.e., "10223-769." [Text.]

### **Housing Opportunity Foundation**

- No motions.

### **Charlotte Regional Realtor® Association**

- Approved reducing the Leadership Academy tuition in 2013 from \$750 to \$500; to eliminate Leadership Academy scholarships from the Housing Opportunity Foundation and Diversity Council; and to remove the Rookie of the Year from automatically enrolling or receiving a scholarship into the academy.