

WHAT HAPPENS IF THERE IS A VIOLATION OF THE CLEAR COOPERATION POLICY?

If the listing agent fails to input a new listing that is required to be entered into the MLS system it is a Category II violation, which carries an immediate \$100 fine for the first violation. Additional violations of the same offense by the same individual increase by \$50 for each additional occurrence. Thereafter, Canopy MLS will assess a Category II Non-Compliance fine of \$200 every two days if the violation is not corrected and no appeal is received. Failure to pay accumulated fines of \$500 or more may result in the termination of MLS services.

Listing agents may not want to risk using photographers, home stagers, and vendors who violate the **Clear Cooperation** policy.

VENDOR ACKNOWLEDGEMENT

Seller Name:

Listing Address:

Listing Agreement

Marketing Date: _____

Name of Listing Agent:

Name of Listing Brokerage:

Vendor understands and acknowledges that **Canopy MLS Rules and Regulations** require the listing be submitted to the listing service and disseminated to its participants within one (1) business day if:

- Any public marketing of the property occurs.
- The prospective buyer is the client or prospect of an agent/broker that is not affiliated with the listing brokerage.

CONTACT
US

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A GUIDE TO CLEAR COOPERATION FOR PHOTOGRAPHERS, HOME STAGERS AND VENDORS

Clear Cooperation is a new policy that affects every MLS participant and subscriber. This mandatory policy requires entry of a listing in the MLS within one (1) business day of publicly marketing the listing.

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MLS

WHY IS CLEAR COOPERATION NEEDED?

- To reduce the number of off-market/pocket listings in the current low-inventory market in many U.S. locations, including the Charlotte area.
- To promote fairness and nondiscrimination in housing sales by exposing listings to the extensive MLS marketplace.
- To support the pro-competitive and pro-consumer MLS model of cooperation and compensation among participants. The public marketing of a listing obligates the MLS participant to list the property in the MLS.

WHAT PROPERTY TYPES ARE APPLICABLE UNDER CLEAR COOPERATION?

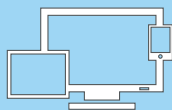
- Single family
- Condo/townhouse
- Lots/acres/farms
- Multifamily properties of four units or less
- Residential new construction property that is not already under contract when the certificate of occupancy is issued

The **Clear Cooperation** policy does not apply to commercial properties, rental properties, auction properties, and fractional listings or new construction properties that are “proposed” and “under construction” that have not received a certificate of occupancy. “New Construction” means the certificate of occupancy is no more than two years old, the home has never been lived in, and New Construction does not include remodeling.

WHAT DOES THIS MEAN FOR PHOTOGRAPHERS, HOME STAGERS AND VENDORS?

If third-party vendors advertise a listing or tell others about the listing without the listing agent’s knowledge, that’s a problem. The listing agent is responsible for ensuring that third-party vendors, such as home stagers and photographers, comply with the **Clear Cooperation** policy. Third-party vendors should not publish any information, or tell others about a listing, until both the seller and the listing brokerage are fully prepared to enter the listing into the MLS within one (1) business day of beginning marketing.

WHAT DOES PUBLICLY MARKETING INCLUDE?



It includes, but is not limited to: flyers displayed in windows, yard signs, digital marketing on public-facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public.

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