

Code of Conduct: Appendix A

Metro MLS



Adopted

Members of Metro MLS agree to abide by the Code of Conduct outlined in this document for the betterment of their Customers, Clients, and Agents participating in the MLS along with following State Statute 452.

Code of Conduct 1: Duties to Clients, Customers and other Participants/Subscribers

Participant's agree to treat all Buyers, Sellers, and other Agents, regardless of Agency Relationships, with Fairness, not putting the needs/wants of the Participant ahead of those involved in the transaction.

CoC 1-1

The term "client" shall refer to those with which the member has a defined agency relationship with. The term "customer" shall refer to those with which the member does not have a defined agency relationship with. The term "Participant" shall refer to the Offices Managing Broker of Record. The term "Subscriber" shall refer to all other Agents who are not otherwise indicated as being the Managing Broker of Record.

CoC 1-2

Agents may only represent the buyer/tenant and seller/landlord in a single transaction with the approval of both parties.

CoC 1-3

All offers and counteroffers submitted on a listed property shall be presented to the seller/landlord in a timely and objective manner until a listing is changed to Pending Status in the system.

CoC 1-4

Agents agree to preserve confidential information pursuant to the laws governing their Real Estate License.

CoC 1-5

As a term of MLS Membership, agents must advise all Clients and Customers as to the following:

- Policies regarding the need to cooperate with ALL Participants and Subscribers to the MLS.
- Participants and Subscribers shall disclose the existence of all accepted offers in accordance with MLS Policy.

CoC 1-6

Agents shall not permit access to listed property except under the conditions authorized by the Seller.

Code of Conduct 2: Representations

Agents shall represent the listed property in an accurate and truthful method, including the disclosure of Adverse Facts.

Code of Conduct 3: Cooperation with Other Agents

Members of the MLS agree to cooperate with other members of the MLS and WIREX in the showing and offers submitted on real property.

CoC 3-1

All Participants and Subscribers of the MLS Service may not refuse Cooperation with another agent based upon that agent being part of a protected class.

Code of Conduct 4: Agents Acquiring Interest in a Property

Agents seeking to acquire Real Property for themselves, shall disclose their Real Estate Licensure on the offer to purchase in accordance with their State Statute.

Code of Conduct 5: Duties to the Public

Agents Shall Not discriminate against any person on the basic of being a member of a protected class under the law.

CoC 5-1

All remarks published within the MLS shall take into consideration Fair Housing guidelines.

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Code of Conduct 6: Real Estate Advertising/Communication

CoC 6-1

Agents shall be honest and truthful in all of their communications regarding listings located within the MLS Compellation.

- Properties for sale/lease shall not be advertised without authority and without a valid listing agreement in place that the term of contract has begun (State Statute 452.136)
- Agents may only claim to have “sold” the property if they participated in the transaction, and only the Listing Company may place a sold sign on the property unless permission is obtained from the Listing Broker.

Code of Conduct 7: Additional Duties to Other MLS Participants/Agents

Agent's agree to follow the guidelines found in this Code of Conduct in the practice of their business.

CoC 7-1

Participants/Subscribers shall not file false or unfounded “violations’ of this Code of Conduct.

CoC 7-2

Participants/Subscribers shall not make false or misleading statement regarding their peers or Real Estate Companies whether through print, verbally, or business practices.

CoC 7-3

MLS Members Shall Not solicit the Sellers of Listed Properties of listings entered into the MLS system for the Real Estate Listing Services.

CoC 7-4

Agents shall not utilize the Offer to Purchase to request adjustments to any offer of compensation being offered through the MLS Listing.

Code of Conduct 8: Resolution of Disputes between Brokers

CoC 8-1

Disputes arising from perceived violations of this MLS Code of Conduct shall be filed with the MLS and heard by a Board comprised of Real Estate Professions.

CoC 8-2

Disputes arising over procuring cause shall be filed with the MLS and heard by a Board comprised of Real Estate Professionals.