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Clear Cooperation Policy

Rule 1.8.5 states the following:

Within one business day of marketing a property to the public, the Participant must submit the listing to Bright MLS for cooperation with other Bright MLS Participants. Public marketing 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.

Policy

This policy is intended to provide transparency and access to information in the real estate marketplace, and to promote cooperation and compensation among *Participants*.

Violations of this policy occur through any public marketing, as defined in the Rule 1.8.5, by the *Participant* or *Subscriber*. **Click here to download the Bright Off-MLS Policy Resource Guide**.

Off-MLS listings are residential properties for sale or lease under a *listing agreement* which are marketed publicly outside of the MLS and have not been entered into the MLS.

The sole exception is for an "**Office Exclusive**" described in Rule 1.8. If the *seller* refuses to permit a listing to be disseminated by Bright MLS to other *Participants*, the *Participant* may take the listing and such listing must be filed with Bright MLS but not disseminated to other Participants. Office Exclusives can be marketed through internal office networks but cannot be publicly marketed to other agents outside of the listing brokerage firm or publicly to consumers. In addition, the Subscriber must obtain and submit an office exclusive form or other certification acceptable to Bright MLS.

For Office Exclusives, the Subscriber must obtain and submit to Bright MLS the following within two calendar days of the executed listing agreement:

- An "Office Exclusive Form to Bright MLS Multiple Listing Service" form (provided by Bright MLS) signed by the Seller found here: https://support.brightmls.com/s/article/Waiver-of-Broker-Cooperation
- The office exclusive certification found here: https://mris.force.com/customers/Communities_OfficeExclusive

Should the seller(s) wish to have their listing marketed in the MLS at some point during the remaining listing term, the listing firm must first secure written authorization from the seller(s). When entering the list date in the MLS, you must use the date that the listing became effective. For example, if the listing agreement became effective on 4/15/19 and the listing is being entered into the MLS on 7/15/19, the list date must be 4/15/19.

Inquiries from Subscribers

In response to an address-specific inquiry from a Bright MLS Subscriber, Bright MLS will disclose whether or not a listing for a property with that address has been filed as an Office

Exclusive with Bright MLS, but will not disclose any information about the listed property or the listing Participant.

Violation

Violation of the Off MLS policy must be resolved in 24hrs. Failure to resolve the issue will result in the following sanctions:

- Fine amount for **first (1) violation of rule** by subscriber: **$5,000**
- Fine amount for **second (2) violation of rule** by subscriber: **$7,500**
- Fine amount for **third (3) violation of rule** by subscriber: **Termination of Subscription**

A courtesy notice with a 24 hour period for correction will be issued only once per year per Broker, after which the above sanction applies.

Violation Name	Bright Rules and Regulations or Policies Reference
Off MLS Violation - Sale Property	1.6.2 and 1.7.1 (i) and 1.8.5