

ATTACHMENT A
FLKMLS FINES AND FEES

Section/ Rule	Rules/ What is not allowed:	Fine Code	Fine - 1st Violation	Fine - 2nd Violation	Fine - 3rd Violation
Section 1.0 Allowing Another Person to Use a System ID is Disallowed	Participant or Subscriber Sharing MLS System ID and login	B	\$5,000 fine	\$5,000 fine and 30-day suspension of privileges	N/A
Section 1.01 Clear Cooperation	Enter listing in MLS more than 1 business day of publicly marketing the property	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.1 Types of Properties	MLS listing entered that is not one of these property types: residential, motel-hotel, residential income, mobile home, subdivided, vacant lot, mobile home park, land and ranch, commercial income, business opportunity, industrial, property rights, boat slip	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.2 Detail on Listings Filed with the Service	Incomplete listing data	F	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days
Section 1.2.0 Accuracy of Listing Data	Inaccurate Listing Data	F	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days
Section 1.2.1 Limited Service Listings	Field for Limited Listing not checked	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.2.2 MLS Entry-only Listings	Field for No-service broker not checked	C	\$500 fine, or no fine if corrected in 2 business days	\$2,500 fine and MLS Committee Review	N/A
Section 1.3 Exempt Listings	Participant not having MLS display (a previously seller exempted) listing within one business day once the listing is publicly marketed.	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.4 Change of Status of Listing	Status change made more than one business day after change or made without seller authorization.	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.5 Withdrawal of Listing Prior to Expiration	Not cancelling or withdrawing listing as agreed by seller and broker	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.6 Contingencies Applicable to Listings	Not specifying a contingency or condition of listing	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.7 Listing Price Specified	Full gross listing price not entered into MLS, unless property is subject to auction.	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.8 Listing Multiple Unit Properties	Not updating listing when part of a listed property has been sold	E	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.8.1 Listing Properties/Parcels that may be sold together or separately	Not entering multiple properties individually in the listing	E	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.8.2 Properties/Parcels that may only be sold as a package	Not indicating multiple properties may be sold together or separately	F	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days
Section 1.10 Expiration of Listings	Expired listing removed less than 30 days, DOM do not change	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.11 Termination Date on Listings	Inaccurate termination date	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.16 Listing Content, Photos and Virtual Tours	Listing does not display at least 3 photos, one must be front, back, or side exterior, or rendering, or aerial photo	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.16 Listing Content, Photos and Virtual Tours	Listing Photo shows LOGO, Company or agent info	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.16 Listing Content, Photos and Virtual Tours	Virtual staging is not noted on the photo Or in public/consumer remarks. Modifying photos to include or exclude visual elements not within control of a property owner such as view or damaged interior, landmark, etc.	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.16 Listing Content, Photos and Virtual Tours	Photos, video or virtual tours copied by participant or subscriber without listing broker/agent consent	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review

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Section 1.16.3 Listing Remarks	Listing remarks may not include contact, personal or professional participant or user information, lock box info, websites or URLs, user or company information, owners info, showing instructions, open house info. Short sale to be indicated in public consumer remarks	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.17 Duplicate Listings	Duplicate listing (okay if different property type)	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.17.1 Reporting Requirements	Duplicate listing of different property type, all must be updated when property sells or status change	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.18 Listings Not Available for Showing	Listings not available for showing, or unavailable more than 14 days may not be in Active status	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.19 Listing Data Accuracy	Inaccurate listing data	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 1.20 Submission of Requested Documents	Not providing requested listing documentation within 1 business day to FLKMLS	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2 Showing and Negotiations 2.1 2.2 2.3 2.4	Showings and negotiations not conducted through listing agent. Listing agent not presenting offers timely.	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2.5 Reporting Status Changes to the Service	Closed Status not changed within required 1 business day	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2.6 Reporting Resolution of Contingencies	Resolution of Contingencies not changed within required 1 business day	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2.7 Advertising of Listings Filed with the Service	Advertising another broker participant listing without consent of listing broker	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2.8 Reporting Cancellation of Pending Sale	Cancellation of pending sale not changed within 1 business day	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2.9 Disclosing the Existence of Offers	Not disclosing existence of offer when seller has approved disclosure of offers	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 2.10 Availability of Listed Property	Misrepresentation of the availability or access to property	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 4 Information for Participants Only	Listings made available to any broker or firm not a member of FLKMLS	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 4.1 For Sale Signs	For sale sign or sold sign other than listing agent's sign on property	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 4.2 Sold Signs	For sale sign or sold sign other than listing agent's sign on property	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 4.3 Solicitation of Listing Filed with the Service	Soliciting a listing on a property filed with FLKMLS (see Article 16)	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 4.4 Use of the Terms MLS and Multiple Listing Service	Representation that participant or subscriber operates an MLS	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 4.5 Services Advertised as "Free"	Representation that participant or subscriber offers Free or No Cost brokerage services to customers	D	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 5 Compensation Specified on Each Listing	Compensation offered unilaterally to other MLS participants not accurate	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 5.0.1 Disclosing Potential Short Sales	Short Sale not disclosed in listing	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 5.1 Participant as Principal	Non-disclosure of licensee interest or ownership in the listed property	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 5.2 Participant as Purchaser	Non-disclosure of licensee interest as buyer	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 5.3 Dual or Variable Rate Commission Arrangements	Non-disclosure of dual or variable rate commission agreement	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review

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Section 5.4 Display of Listing Broker's Offer of Compensation	Non-disclosure of listing brokers offer of compensation to participants only. Disclaimer to be used similar to: "The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed."	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 10 Confidentiality of MLS Information	Breach of the confidentiality of MLS information	C	\$500 fine, or no fine if corrected in 2 business days	\$2,500 fine and MLS Committee Review	N/A
Section 13 Limitations on Use of MLS Information	Misue of the MLS information. No disclaimer as stated in rules	F	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days	\$100 fine, or no fine if corrected in 2 business days
Section 18.2.1	Participant not notifying MLS of intent to display IDX	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.2	Misuse of IDX provided listings	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.3	IDX displaying seller excluded listing(s)	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.5	IDX display not being refreshed or updated at least once every 12 hours	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.6	IDX data may not be distributed or provided to anyone except as provided in IDX policy	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.7	Listing Firm with email or phone number is NOT properly being displayed in IDX display	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.8	IDX display of comments or automated estimate of market value when Seller has opted out	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.9	Not correcting or removing false data or information about the property on IDX	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.10	Not displaying source of IDX data	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.11	Modifying or manipulating IDX display of MLS data	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.2.12	Not identifying listing firm and email or phone number in IDX display	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.3.1	Display of confidential fields in consumer IDX display	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.3.1.1	Display of type of listing in IDX display (exclusive agency, exclusive right to sell, etc.)	G	\$500 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.3.8	Not displaying on website that IDX information is for non-commercial use	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.3.12	Display of withdrawn listing on IDX display	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.3.13	Display of seller or occupant name and related contact info on IDX display	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 18.3.16	Deceptive or misleading advertising on IDX display	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.3	VOW not establishing a lawful broker-consumer relationship, valid email for each registrant and username with password for registrant with password expiration	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.4	VOW not displaying broker participant contact information	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.5	VOW not employing reasonable efforts to prevent unauthorized use of MLS information	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.6	VOW display of sellers listing or property address when seller excluded it	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review

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Section 19.7	VOW Display of comments or automated estimate of market value when Seller has opted out	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.8	VOW not providing a means for participant to leave comments about listing accuracy	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.9	VOW not refreshing MLS listing data at least every three days	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.10	VOW data distributed or provided to anyone; except as provided in rules	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.11	VOW not displaying participants privacy policy to registrants of the site	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.12	VOW excluding listings based on non-objective criteria	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.13	Participant not notifying MLS of intent to display VOW	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.14	VOW operated by AVP not being supervised by participant	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.15	VOW displaying expired or withdrawn listings, compensation, type of agreement, seller info, private remarks	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.16	VOW changing content of MLS listing information	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.17	VOW not disclaiming that the information is reliable but not guaranteed by the MLS	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.18	VOW not properly displaying Listing Firm with email or phone number	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.20	VOW login password not required to be updated timely	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.21	VOW displaying deceptive or misleading advertising or co-branding	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.22	VOW not displaying source of listings	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.23	VOW not displaying listings from other than FLKMLS to be separately searched	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.24	VOW participant or AVP did not execute VOW license agreement	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review
Section 19.25	Listing broker did not provide MLS with sellers direction to withhold the listing or property address for a VOW	E	\$250 fine, or no fine if corrected in 2 business days	\$750 fine	\$ 1500 fine and MLS Committee Review