

SVVAR MLS FEE WAIVER

WHAT YOU NEED TO KNOW

NEW FEE WAIVER FOR ACCESS TO THE MULTIPLE LISTING SERVICE (MLS) OF THE SEDONA VERDE VALLEY ASSOCIATION OF REALTORS® (SVVAR) BEGINS JULY 1, 2018.

You may have heard about changes we are making to the rules pertaining to MLS access requirements 7.42 and 7.43 set forth by the National Association of REALTORS (NAR). Essentially, these changes mean that the MLS of SVVAR will be offering a no-cost fee waiver for licensees affiliated with a SVVAR MLS participant (broker) who do not want to use the services of the MLS of SVVAR as long as the licensee (and the principal broker) is a member of another MLS -- some have been calling this 'MLS of Choice.'

HOW WILL THE FEE WAIVER WORK?

Starting July 1st, 2018, a no-cost waiver will be made available to all current and future participants (brokers) of the MLS of SVVAR. If any agents affiliated with a MLS participant (broker) of SVVAR wish to waive their access to the MLS of SVVAR, they will need to complete the "Multiple Listing Service Waiver/Certification of Non-USE" form and have the participant (broker) sign the form and certify that they meet the requirements of the waiver including that the agent is a subscriber of another Multiple Listing Service (MLS). The waiver will then be reviewed and approved by the SVVAR staff before becoming effective. Once effective, any agents on the waiver will not be able to access any MLS services (see more below) and will also not pay any MLS fees. The waiver will have to be recertified by the SVVAR MLS participant (broker) on an annual basis to remain in effect.

IF I WAIVE MY ACCESS TO THE MLS OF SVVAR, WHAT DOES THAT MEAN?

Quite simply, you **MAY NOT** use any of the services offered by the MLS of SVVAR - and that includes a

unilateral offer of compensation as the buyer's agent, the ability to list properties in the MLS as a listing agent, the ability to put your property on or attend an MLS Tour, access any of our MLS products, including, but not limited to: FlexMLS,, HomeSnap, ShowingTime, etc. You **MAY NOT** possess, control, or use a lockbox key to enter, view, or show any property that is listed in the MLS. You **MAY NOT** directly or indirectly access or use in any manner whatsoever the listing information stored in the MLS. You **MAY NOT** use, directly or indirectly, in any manner whatsoever, information from the MLS to list properties for sale or lease, to identify or locate properties for any potential buyers or lessees, and **MAY NOT** participate in listing or sales activity requiring licensure for any properties listed in the MLS.

WHAT DOES THIS MEAN FOR THE VAST MAJORITY OF MEMBERS?

Absolutely nothing! You will simply continue to be a member of the MLS of SVVAR and receive the benefits and services that we offer - If you want to access the data inside the MLS of SVVAR, to put your listings in the MLS of SVVAR, to display MLS listings of SVVAR on your website, to be compensated as a buyer's agent on a listing in the MLS of SVVAR, to put your listing on an MLS Tour, to attend an MLS Tour, and to use valuable SVVAR products including the SUPRA Key & Keybox system or to use our data distribution controls and access points (Zillow, REALTOR.com, ListHub, etc.).

WHAT ABOUT TEAMS?

Some agents on a team mistakenly believe that if only one person on the team adds or edits listing in the MLS of SVVAR, that the rest of the team does not need to subscribe to the MLS of SVVAR. All active real estate licensees must subscribe to the MLS of SVVAR or qualify for a waiver. This includes (but is not limited to) licensees who are part of a real estate team, licensees who represent buyers exclusively, or licensed or certified appraisers.