



Monday, July 2, 2018



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## NO LONGER A VIOLATION

### HAVE YOU HAD A PURCHASE CONTRACT ON A LISTING IMMEDIATELY, BEFORE YOU EVEN ENTERED IT INTO THE MLS?

These listings are now allowed to be entered into Flexmls. The SVVAR MLS Committee determined that all member listings are allowed in the MLS in order to keep up with other listing sites and to provide more accurate comparables to Members, **provided** :

1. the Listing Date on the listing contract is within 72 hours of entering it into the MLS, or
2. an [Exclusion from Multiple Listing Service](#) form has been completed and sent to the SVVAR office within 72 hours of the signed listing contract.

## CLOSED FSBOs TO BE ALLOWED

### HAVE YOU BROUGHT A BUYER TO A FSBO AND CLOSED RECENTLY?

If a Member brings a buyer to a For Sale By Owner listing, the sales agent will now be able to enter that listing in Flexmls **provided all of the following are completed**:

1. The property was a For Sale by Owner (not an SVVAR Member) and an SVVAR Member provided the buyer.
2. The listing has closed and has been recorded at the county making it now Public Record.
3. The listing closed after June 1, 2018.
4. The member enters the listing as any other listing with themselves as the listing and selling agent, entering complete information about the property as if it were their listing, including at least 1 photo.
5. Agent and Marketing remarks must say, "FSBO – for statistical purposes only."
6. Immediately upon saving the listing, changing the status to "Pending," saving the listing and then immediately changing the status to "Closed," providing accurate and complete closed data.
7. Immediately sending an email to [info@svvar.com](mailto:info@svvar.com) so that SVVAR staff can change the listing agent to "Unrepresented Seller."

# COMING SOON IS COMING SOON!

## Do you have a "Coming Soon" listing?

On July 25, 2018 a new status will appear in Flexmls - "Coming Soon."

This will be for listings that have signed listing contracts but sellers are not ready to show the property. A n Exclusion from Multiple Listing Service form must be completed and sent to the SVVAR office within 72 hours of the listing contract being signed.