



Important Updates from Your CSMAR MLS

CLEAR COOPERATION and COMING SOON FAQ

Q1. Why is the MLS Making This Change?

A1. This is an NAR Mandate crafted to ensure that MLS Participants and Subscribers are at least as well informed about new, active listings as the General Public.

Q2. How will the process to exclude listings and to market to the public change?

A2. PREVIOUS Process: Marketing to the public is permitted as long as an exclusion form and contract have been submitted to the MLS (mls@csmaor.com).

CURRENT Process as of May 2020: Marketing to the public is permitted ONLY as long as the listing is entered into the MLS as a Coming Soon, Active, or Active Under Contract listing.

Q3. How Will Coming Soon listings differ from Actives and Office/Full Exclusives (sometimes referred to as “pocket listings”)?

A3.

QUESTIONS	Coming Soon	Active	Office/Full Exclusive
Showings Permitted	No	Yes	Yes, to bona fide clients of office agents only
DIM/CDIM Accumulate	No	Yes	No
Public Marketing Permitted by listing agent	Yes	Yes	No
Pitching in Agent/Membership Meetings Permitted	Yes	Yes	No
Open Houses Permitted	No	Yes	No
Visible to Agents in MLS	Yes	Yes	No
Visible in Public links from MLS	No	Yes	No
Visible in IDX Links	No	Yes	No
Sent from MLS to 3 rd Party Sites	No	Yes	No
Full property info. required	Yes	Yes	No
SELM/Exclusion Form Required	Yes	No	Yes
Unilateral Contractual Offer of Compensation (SOC)	Yes	Yes	No
Will the listings show in the MLS Hotsheets	Yes, in the new Coming Soon status	Yes, under the Active status	No

Q4. How do I learn more about the Clear Cooperation Policy?

A4. By reviewing NAR’s [Clear Cooperation FAQ](#).

Q5. How do I learn how to use the new Coming Soon status?

A5. Watch our recorded [Webinar Summary](#) or our recorded [Webinar with Q and A](#).

Q6. Where do I find the new MLS Rules and Regulations/Data Integrity Standards?

A6. From the links in the MLS or [HERE](#) and [HERE](#) for the redlined documents.