



NEW!!

“ACTIVE/NO SHOW STATUS” beginning October 15th.

Your leadership just approved using an “Active/No Show” status when you put a listing in Paragon that is not available for showing for a specified amount of time (including “coming soon”).

- If you are entering a listing that is ready to be marketed but is not available for showing you still need to disclose the date the property will be available to show in the Agent Remarks but now you will also need to check the “Active/No Show” status instead of “New” when inputting. This will flag your listing in the MLS as well as on websites.
- No showings by anyone are allowed during this period of time.
- Once you make the listing “Active” you will not be able to put it back as “Active/No Show”.
- Properties marked as “Active/No Show” will still go out in syndication feeds as well as auto notifications and the collab center.

FAQ’s Regarding New Changes in your MLS that went into effect October 1st.

Exempt Listings (“office exclusive”).

1. **Q.** If I have a “coming soon” or unavailable to show property, when do I have to have it in the MLS?
A. By the next business day of signatures being obtained **and** advertising and/or marketing begins.
2. **Q.** The sign company put the sign up prior to my “agreed go active date” with the seller. What do I do since there is no longer a Waiver of MLS Benefits to submit?

- A.** Enter the listing in the MLS as an “Active/No Show” (Active/No Show sub-status available 10/15).
3. **Q.** Can I put the “Coming Soon” in the public remarks?
A. No, only in the agent remarks. The public remarks are to be used to describe the property.
4. **Q.** After the “Active/No Show” is removed can it be changed to “New”?
A. No, the listing will only be able to be changed from “Active/No Show” to “Active”. Once the listing is input into the MLS, it is also being syndicated to national and company/broker websites to “create a buzz”.
5. **Q.** Can Exempt Listings (office exclusives) be reported for MLS volume?
A. Yes as sub-type **F Non MLS Sold**. Must have permission from seller and all required information as well as a photo.

Service Area.

1. **Q.** Does my key work on the LBX’s in the new service area that includes Stevens, Pend Oreille, Lincoln and Whitman County?
A. If the phone or key was issued by Spokane or Northeast Washington Association then the broker can use the device in the new service area.
2. **Q.** Does this mean that all brokers in the new service area will be able to access my Spokane lockbox?
A. Only brokers with keys issued by Spokane or Northeast Washington Association.
3. **Q.** Does this mean that all properties for sale in the new service area will be in the MLS?
A. No, only the properties listed/input by subscribers of the SAR MLS. If there are properties listed by brokers that are not in the SAR MLS they will not be included.
4. **Q.** Will all sales in the new service area be posted in the MLS?
A. Only sales of properties listed/input by subscribers of the SAR MLS.

MLS of Choice.

1. **Q.** MLS of Choice means I don’t have to subscribe to the MLS anymore?
A. Only If you’re a REALTOR® member and you subscribe to another MLS through your managing broker (Participant) and do not use the SAR MLS at all for listing, selling or showing.