

Maine Listings Clear Cooperation Implementation FAQs

Coming Soon / No Show Status:

Q1) Is the Coming Soon / No Show status limited in duration?

A1) Yes – a listing can remain in the Coming Soon / No Show status a maximum of ten (10) business days.

Q2) Can listings change from another status to Coming Soon / No Show?

A2) No. The Coming Soon / No Show status is meant to be used with listings which are being prepared for the market but are not yet ready to be placed in an Active status in the MLS. Reasons could include repairs, staging, photography, etc.

Q3) It's Monday, what do I do if the seller wants the yard sign installed today, but there won't be any showings allowed until the open house on Saturday?

A3) If the listing is publicly marketed, then under the new policy, it is required to be entered in the MLS within one (1) business day. If no showings are allowed, then the listing is to be entered in the MLS in the Coming Soon / No Show status and the Showing Date field set to Saturday to indicate the start date for all showings. In the Coming Soon / No Show status, Flexmls will automatically change the status of the listing from Coming Soon / No Show to Active based on the date in the Showing Date field.

Q4) Does a listing have to be entered in the Coming Soon / No Show status?

A4) No. A listing does not have to be entered in the Coming Soon / No Show status. It can be entered in the Active status.

Q5) What fields are required in the Coming Soon / No Show status?

A5) All fields currently required for a listing in the Active status in Flexmls will be required in the Coming Soon / No Show status.

Q6) Will DOM count while a listing is in Coming Soon / No Show status?

A6) No. DOM will start to calculate once the listing is submitted as an Active listing.

Q7) Will Coming Soon / No Show listings be syndicated to the major real estate portals, such as Realtor.com, Zillow.com, etc.?

A7) No. Coming Soon / No Show listings will **not** be included in syndication data feeds to third party portals.

Q8) Will Coming Soon / No Show listings be included in an IDX data feed?

A8) Yes, Coming Soon / No Show listings will be included in IDX data feeds.

Q9) Will Coming Soon No Show listings be included in a Virtual Office Website data feed?

A9) Yes, Coming Soon / No Show listings will be included in a VOW data feed.

Q10) Will Coming Soon / No Show listings be included on MaineListings.com?

A10) Yes, Coming Soon / No Show listings will display on MaineListings.com.

Q11) Can an office exclusive listing be entered in the Coming Soon / No Show status?

A11) If the seller now wishes their property to be marketed to the public, then their listing may be entered in the Coming Soon / No Show status (or in the Active status if ready to be shown).

Showings:

Q12) Will showings of Coming Soon / No Show listings be permitted?

A12) No. The listing cannot be shown until it is Active in the MLS.

Q13) Are there any other restrictions on the use of the Coming Soon / No Show status?

A13) NOTE: NAR's Code of Ethics, Standards of Practice Article 3-8 states, "*REALTORS® shall not misrepresent the availability of access to show or inspect a listed property.*"

Q14) Is the "Showing Date" visible to all users of the MLS?

A14) Yes, per FBS, the Showing Date is visible to all users in Flexmls.

Q15) Will the MLS permit showings of properties in a Coming Soon / No Show status?

A15) No. Showings for the general public are **not** permitted while a listing is in the Coming Soon / No Show status. The Showing Date field in the Coming Soon / No Show status will indicate when showings will begin.

Q16) Will the MLS allow the listing brokerage to set up agent and broker **only** previews of the property (while in a Coming Soon / No Show status).

A16) No. Agents and Brokers are **not** allowed to preview a property while in a Coming Soon / No Show status.

Q17) Will the MLS allow public open houses while a property is in the Coming Soon / No Show status?

A17) No. Showings for the general public are **not** permitted while a listing is in the Coming Soon / No Show status.

Discipline:

Q18) How will the MLS enforce the policy?

A18) Allegations of policy violations should be reported to QualityAssurance@MaineListings.com. (All notices received are anonymous.)

Q19) How will the MLS enforce a “no showings” rule? (Staff policing? Agent/broker reporting?)

A19) Allegations of policy violations should be reported to QualityAssurance@MaineListings.com. (All notices received are anonymous.)

Q20) What happens if the listing broker publicly markets the listing?

A20) If the listing broker publicly markets the listing, the listing must be entered in the MLS within one (1) business day. If the listing is **not** available to be shown, the listing is to be entered in the Coming Soon / No Show status. Listings can be in the Coming Soon / No Show status for a maximum of ten (10) business days.

Q21) If a listing is publicly marketed on social media – does the one (1) business day clock start when the time stamp shows it was originally posted or when someone reports it to the MLS?

A21) If a listing is posted on social media then the time stamp of the posting will trigger the submission within one (1) business day.

Other:

Q22) The obligations of MLS Statement 8.0 Clear Cooperation were specifically adopted to address concerns with residential “for sale” exclusive listing contracts required to be filed with the MLS. Based on the NAR Advisory Board’s discussions that did not include commercial properties, rental properties and new construction developments with multiple properties (single family homes, condos, etc.) Those property types, and other exclusive listings that require mandatory submission, can be included in the application of Statement 8.0 at local discretion. Clear Cooperation will apply to which property types?

Current policy (Section 1) requires submission of:

- a. single family homes for sale or exchange*
- b. condominiums for sale or exchange*
- c. mobile homes for sale or exchange*
- d. vacant lots and acreage for sale or exchange*
- e. two-family, three-family and four-family residential buildings for sale or exchange*

A22) Exempted listings will include new construction and existing developments (with multiple properties) and land subdivisions (with multiple lots). Any new construction developments (with multiple properties) and land subdivisions (with multiple lots) not entered in the MLS, will require a Waiver of MLS Benefits form be provided to Maine Listings within five (5) business days after all necessary signatures are obtained on a listing agreement. (Send to QualityAssurance@MaineListings.com or fax: 207-780-1367)

Q23) Is there a baseline of cooperative sales vs. inhouse sales and what is the percentage for the State?

A23) In 2019, there was a total of 21,342 Residential sales. Of those, 15,210 were cooperative transactions (71.27%) and 6,132 were inhouse transactions (28.73%). Of the 21,342 sales, 485 were noted as Comparable Sales (2.27%).

Q24) Once the new listing policy has been implemented, do I need to have my sellers sign a new Waiver of MLS Benefits form?

A24) No. Any Waiver of MLS Benefits form that has already been provided to Maine Listings will be grandfathered.