

BAREIS MLS® Rules & Regulations Revisions Effective 09/19/16

The Rules Committee and the Board of Directors, together with BAREIS MLS® staff, continually review BAREIS' Rules and Regulations to ensure they remain fair, legal, and relevant to the operation of the MLS system. We value members' feedback, and consider your comments and concerns about BAREIS rules carefully. In response to members' input the following revisions to BAREIS MLS® Regulations have been approved by the Board of Directors and will become effective 09-19-16 (revisions are italicized and underlined):

Separate and Duplicate Listings

9.5 Separate *and Duplicate* Listings. All properties *which are to be sold or which may be sold separately* must be listed separately, except as otherwise approved by BAREIS. Duplicate listings shall be clearly labeled as a Duplicate Listing in the Marketing and Confidential Remarks fields and include reference to the other MLS listing number and property category. BAREIS MLS® will allow duplicate listings if the property meets at least one of the following criteria: (Rev. 09-19-16)

9.5.1 For Approval in Two Property Categories:

- (a) Parcels with mixed-use zoning are being sold together; or
- (b) *As residential and commercial or residential and land if subdivision is pre-approved. Proof of pre-approval from municipality must be provided if requested by BAREIS; or (Rev. 09-19-16)*
- (c) *As residential and land if lot where improvement plans are approved and the list price includes all completed improvements; or (Rev. 09-19-16)*
- (d) As residential and multi 2-4 if the property has a single family home and additional dwellings and would be properly classified as either property type; or (Rev. 09-19-16)*
- (e) As residential and land if the property has a dwelling on it and is being marketed for the land value. (Rev. 09-19-16)*

9.5.2 For Approval in Multiple Counties or Areas:

- (a) The property's footprint overlaps two counties; or
- (b) The principal access road to the property is in a different county; or
- (c) The mailing address of the property is different from the property's location.

9.5.3 *For Approval Within the Same Property Type:*

- (a) Properties adjacent to each other that are being offered at one price individually and at another price if offered together as a combined sale. (Rev. 09-19-16)*

Reporting of Sales

9.19.7 Duplicate Sales. The Listing Broker shall report as Sold the listing that best reflects the buyer's intended use of the property. The other listing shall be withdrawn/cancelled by the Listing Broker. (Rev. 09-19-16)

BAREIS Exhibit C Definitions

"Duplicate Listings" are MLS listings for the same property with the same broker in an additional property category, area or list price. (Rev. 09-19-16)