

BAREIS MLS®

Key to the Proper Use of the Public Remarks field

All fields in the database are reserved for a specific purpose and specific information. Entering improper data into a field may result in your listing not showing up if a specific field is searched. Be especially careful with the Public Remarks field, because they are transmitted to several public internet sites, IDX Broker sites, and all client reports.

Examples of Common Marketing Remarks Violations

Reason

Security Issues / Showings / Open House

Not allowed because could jeopardize the safety of sellers/tenants. Showing instructions are meant for agents, not the general public. There is also a searchable Open House field for that information.

Examples

Vacant
Open Sunday 1 – 4
No Show until broker's tour
24 hr. notice to tenants
Owner relocated/relocating
Seller moved out of state
Gate code, lockbox, or combo lockbox code

Personal Information / Seller Information

Not allowed to pass to the general public due to Confidentiality and/or security issues.

Grandma & Grandpa live here
Back On-Market due to no fault of the seller
Fast sale needed due to divorce
Tenant is a day sleeper

Short Sale Comments

Not allowed because there is a field for this Foreclosure information. Also, this is personal financial information.

Short sale
Foreclosure
Needs lender approval at this price
Approved Price

Possible HUD Violations

Perfect for a single person.
Any reference to a synagogue, congregation, church, or parish, including denomination-specific facilities or schools
Ethnic makeup of the neighborhood

Remarks Directed Toward Other Agents

This information belongs in the Private Remarks.

XX% paid to selling office
Bring your picky buyers
Call agent for reports
Make sure your buyers see this home

Financial Info or Financing Remarks

Incentives may not be available to less-than-full-price offers, and some of this information may be prohibited or restricted by federal, state, or local regulations. *i.e. RESPA or TILA*

\$10K credit for NRCC
Seller will credit buyer with \$20,000 at close with full price purchase
Bank is willing to assist with some concessions

Website or Contact Information

There is a Virtual Media field for websites and contact info should go in the Confidential / Showing Remarks.

See online at: <http://www.123mainst.com>
Call Listing Agent, Call LA / LO
Call agent for appointment
Call for details

To view BAREIS MLS® Rule 9.16.3 in its entirety, please go to www.bareis.com.



Questions? Contact us at:
Rules@norcalmls.com or 707-575-8000

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