

RANW MLS – Required PDF Attachment For Listings Submitted to MLS which are Limited Service Listings

RANW MLS Rule, Section 4.9 LIMITED SERVICE LISTINGS

Limited Service Listings must be identified with the code “Ltd Svc-Yes” in MLS compilations so potential cooperating brokers will be aware of the extent of the services the listing broker will provide to the seller(s), and any potential for cooperating brokers being asked to provide some or all of these services to listing brokers’ clients, prior to initiating efforts to show or sell the property.

Requirement #1: This is a required field in Listing Input and Maintenance. The RANW MLS Limited Service code is a Yes/No field. The code will be displayed on the MLS System-Member Type displays.

Requirement #2: Require the property listing, if entered as a Limited Service listing, to be submitted into the MLS with an attachment to the listing, indicating which of the services are NOT being provided by the Listing Company. The Listing Company must upload the PDF attachment to the listing upon entry of listing into the MLS.

Limited Service Listings

Limited Service Listings are agreements under which the listing broker will NOT provide ONE or MORE, of the following services. In other words, if the Listing Broker doesn’t do one or more of the following services, the listing is considered a Limited Service Listing:

The services checked below are NOT provided by the Listing Company (check each that apply):

Listing Company # _____

For MLS # _____

Address _____

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(a) Schedule and arrange appointments for cooperating brokers to show listed property to potential purchasers but instead gives cooperating brokers authority to make such appointments directly with the seller(s);

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(b) Accept and present to the seller(s) offers to purchase procured by cooperating brokers but instead gives cooperating brokers authority to present offers to purchase directly to the seller(s);

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(c) Advise the seller(s) as to the merits of offers to purchase;

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(d) Assist the seller(s) in developing, communicating, or presenting counter-offers; or

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(e) Participate on the seller(s) behalf in negotiations leading to the sale of the listing property;

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(f) Schedule and coordinate closing and order title insurance;

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(g) Hold earnest money. (If this is the only service checked, the property is not limited service.)