

# RANW MLS IDX / Public Display Rules of MLS Listings

Excerpted from the RANW MLS Rules and Regulations, September 2022

No RANW MLS Data may be used publicly until approved. All IDX and VOW requests must be submitted with a non-public staging site for the MLS IDX Rules compliance review.

## From Section 19.5 RANW MLS DATA FEEDS and SYNDICATION

### Data Feeds on behalf of RANW MLS Participants Requirements

RANW MLS and RANW MLS's third-party data provider will work with MLS Participant and their Vendors of choice upon completed receipt of approved Data Access Application. A test site and credentials to approve site prior to release of credentials to MLS Participant and Vendor will be required.

If MLS receives complaints of incorrect data content or misuse of data content, notification will be given to MLS Participant and MLS Participants Vendor(s) for timely correction per the Rules. The original notice requests the site to be corrected within 10 days. Vendor shall respond to MLS notice within 10 days that the site is corrected, or request may be made for reasonable additional time needed for site corrections. If no response made to MLS following the original notice, MLS will send a second notice (approximately 20 days from first notice) of Non-compliance advising no response within the next 10 days will result in the sites Non-Compliance to be submitted to the Board of Directors for consideration.

### Required Fields to be displayed to all site visitors for all listings:

- Property Status (full MLS status or RESO Standard Status). Active listings with Offers must be displayed. The RESO Standard Status for Active listings with Offers is Active Under Contract. WIREX data has a separate "WithOffer" field used in addition to ListingStatus to indicate offers.
- Full Street Address including both Municipality and Mailing City (exception for seller restriction of address)
- RANW MLS Number
- Property Type
- Listing Price (and/or Sale Price)
- Listing Company Identification and Attribution
- Site Update Timestamp – minimum 12-hour update requirement for IDX, 72-hour requirement for VOW
- RANW Disclaimers, Disclosures, Copyright, Source of Data (see below for approved text)
- Local office branding (including on Franchise and Agent sites)

**IF a minimal display or thumbnail is used**, the minimal display may limit fields to the following, but *must* link to a display that shows all of the required information without the viewer being forced to register:

- Full street address including both Municipality and Mailing City (exception for seller restriction of address)
- List Price

### Display Restrictions – Confidential data fields NOT for public display

- Sold Status listings may only display the main listing photo.
- Listings of the following *visibility and status*: Un-Confirmed listing visibility, Expired & Withdrawn status
- Listings marked Include on Internet/IDX=No
- Fields restricted from public display: (list)
  - Private Remarks
  - Showing Information
  - Named Exceptions
  - Types of listing Contract
  - Limited-Service Listing code
  - Short Sales
  - Relocation

- Bank Owned/REO
- Expiration date
- PDF attachments to listings, marked Private by Listing company
- Electronic Consent
- Licensee Interest
- Owner Name
- Occupancy fields-features

**REQUIRED DISCLAIMERS – Approved Text:**

- **Source of Data:** RANW MLS -OR- REALTORS Association of Northeast Wisconsin MLS (WIREX data will show WIREX - Wisconsin Real Estate Exchange as the data source)
- **Disclaimer of Use:** Information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.
- **Disclaimer of Data:** Information received from other 3rd parties: All information deemed reliable, but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker nor [insert member company name] nor RANW MLS shall be responsible for any typographical errors, misinformation, misprints, and shall be held totally harmless.
- **Compensation Disclaimer** (required if compensation is displayed): Listing broker's offer of compensation is made only to participants of the RANW MLS and participants in WIREX.
- **Copyright** (note: copyright symbol may be used): Copyright [current year] RANW MLS – All Rights Reserved -OR- Copyright [current year] REALTORS Association of Northeast Wisconsin MLS – All Rights Reserved

If any data request is for WIREX (Wisconsin Real Estate Exchange) data, these and any further requirements will apply to those sites on behalf of RANW MLS and WIREX.