

Western Upstate Multiple Listing Service

New Member Orientation

Western Upstate Multiple Listing Service of South Carolina Inc.

600 McGee Road

Anderson, SC 29625

E-mail: peggyhill@westernupstatemls.com

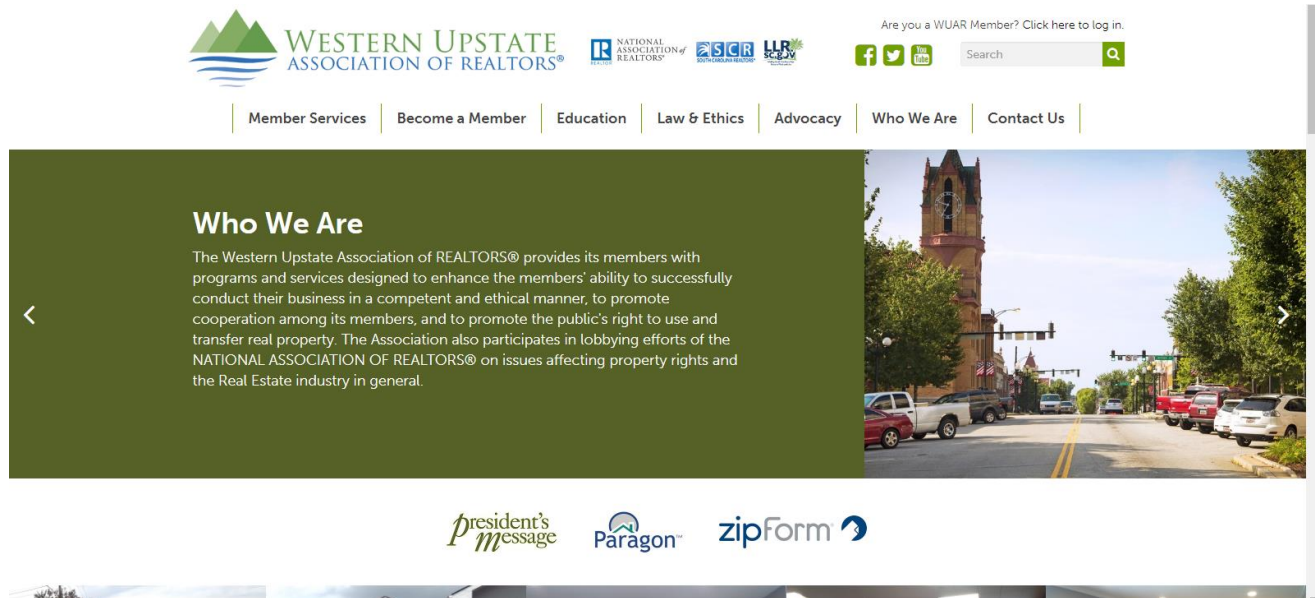
Web Site Address: www.westernupstatemls.com

Phone: (864) 224-7941

Fax: (864) 224-7942

Web Site

www.westernupstatemls.com



This Web site was designed for you...the MLS member

- Every Web site link that you or your client might need
- Direct link to REALTOR.com
- The convenience of registering online for classes
- Pay dues online (click on "Members" on top toolbar)
- "President's Weekly Message" – posted every Monday
- Easy reference of bylaws, rules and policies
- Frequently asked questions
- A directory listing of all REALTORS® and Appraisers

MLS Fee Structure

Company Fee \$300/Quarter

Agent Fee \$60 per Licensee/Quarter

*All fees are due on the first day of each quarter.

If not paid by the tenth, a late fee of \$25 will be imposed.

If not paid by the end of the month, and additional \$100 reinstatement fee is added

Electronic Lockboxes/Key Pads:

- Lockbox Sold at cost plus tax
- eKey Leased by SUPRA and subject to the terms of their lease agreement

MLS Fines

Immediate Fines:

Failure to enter a new listing into the MLS system within the 24 hour time frame allotted in the MLS Rules and Regulations section 1.1 (weekends excluded)	\$100 fine for the infraction.
Failure to change the status of the listings within the 24 hour time frame allotted within the MLS Rules and Regulations section 1.4 (weekends excluded)	\$100 fine for the infraction.
Failure to update Under Contract listings within 24 hours of changes per section 1.4 of MLS Rules and Regulations	\$100 fine for the infraction.
Failure to update Sold listings within 5 days of changes per section 2.5 of MLS Rules and Regulations	\$100 fine for the infraction.

Listing Violations with 3 Days Grace Periods before Fine Levied

Inclusion of agent and office references in the public remarks or direction of a listing per sections 1.16 and 1.19 of the MLS Rules and Regulations	\$100 fine for the infraction.
Failure to upload a primary photo to a listing when entered into the MLS on all classes of property within 72 hours of listing property within MLS.	\$100 fine for the infraction.
Uploading photos that include "for sale" signs, agent or office logos, QR codes or any other form of contact information.	\$100 fine for the infraction.
References to the company/agent through text message references in Remarks of the listings	\$100 fine for the infraction.

Courtesy Notifications – No fine

Upcoming Expiration Notice	No Fine
Proposed Closing Date Passed	No Fine
Invalid Tax Map ID	No Fine unless multiple repeat violations

Settlement Violations

\$1000 and one business day to correct
 \$2000 and four hours to correct
 \$5000 and suspension for 5 business days

Supra®

Support, 1-877-699-6787, 10:00 AM – 11:00 PM EST

- Western Upstate MLS reciprocates with Greenville, Spartanburg and Greenwood on lockbox access.
- Members of other associations/boards will need their keys entered into our Supra database as cooperating keys to be able to open lockboxes issued by the Western Upstate MLS.
- Western Upstate MLS members need to contact other MLS offices to be entered into their Supra database as a cooperating key to be able to open lockboxes in those cooperating areas.

Greenville MLS	864-672-4657
Spartanburg MLS	864-583-3679
Greenwood MLS	864-229-6022

On August 14, 2024, the Western Upstate MLS eliminated all cooperative fee fields and became a marketing tool. This is in response to the NAR settlement from March 2024.

What questions do you have about the settlement?

Will your company offer cooperative fees to BA and TB?

If yes, how will you inform the cooperative agent of your offer?

What form will you use to document any compensation you would like to take from the listing agency?

What if the other agency is not offering a cooperative fee?

Article 17 REALTOR® Code of Ethics

Requires mandatory arbitration

Contractual Dispute

BIC to BIC

Different Companies

Arising out of relationship as REALTORS®

Claiming “Solds”

Article 12 SOP 12-7

Must have been involved in the transaction

As listing agent or selling agent

Referrals are not sales

Advertising Production

Must give parameters

Timeframe, type of property, etc.

Article 12 “true picture”

Expect a challenge