



Tuolumne County Association of Realtors®

“The Voice of Real Estate for Tuolumne County”

14195 Tuolumne Road

Sonora, California 95370

Phone: 209.532.3432 Fax: 209.533.9418

www.TCRealtors.org



T.C.A.R. MLS is a Mandatory Submission MLS (See rule below)

As of January 1st, 2018 if you are excluding a listing from the T.C.A.R. MLS this is the form that you will need to submit to: tcarms@tcrealtors.org After 1.1.2018 we will no longer be accepting the standard C.A.R. SELM Form

The Seller(s) will need to initial & sign in all places indicated and a specific date (ex: 1.15.2018) will need to be entered for the on market date. (Date ranges will not be accepted). ALL fields on the form will need to be completed.

- If you have a T.C.A.R. SELM on file with the MLS and the on market date needs to be extended you can submit another T.C.A.R. SELM or you can submit an executed modification of terms with the new on market day (ex: 1.25.2018) * Broker signature will be required if a modification of terms is submitted.
 - An audit will be run on listings with exclusions from the MLS and if the property is not listed on the MLS by the on market date indicated on the SELM then you will be subject to a fine.
- If the Seller(s) have selected to have the listing off the MLS for the duration of the listing period then the listing may be entered into the MLS within 2 days after the close of escrow under the NEW "Sold Off MLS Status". This status is for comp purposes only and is housed on the T.C.A.R. MLS and is not distributed to external websites via a RETS Feed.
 - An audit will be run on all listings that are excluded from the MLS for the duration of the listing period. If a listing with a SELM for the duration of the listing period is entered under the "Sold" status T.C.A.R. Staff will send a notification and you will have 2 days to make the correction or be subject to a fine.
- If you have a listing listed on the T.C.A.R. MLS and wish to Withdraw the listing then a completed T.C.A.R. SELM (as described above) will be required to withdraw the listing.

T.C.A.R. MLS Rules and Regulations

- 7.5 Mandatory Submission. Broker Participants shall input exclusive right to sell or exclusive agency listings on one to four unit residential property and vacant lots located within the service area of the MLS within 2 days after all necessary signatures of the seller(s) have been obtained on the listing or at the start date of the listing, whichever is later. Only those listings that are within the service area of the MLS must be input. Open listings or listings of property located outside the MLS's service area (see section 7.7) are not required by the service, but may be input at the Broker Participant's option. <http://tcrealtors.org/wp-content/uploads/2017/03/MLS-Rules-Regulations-TCAR-February-23-2017.pdf>
- NEW - T.C.A.R. Rules and Reg 7.5.1 Comparable Listings - A listing excluded from the MLS Database (SELM for the duration of the listing period) or a property sold under a single-party



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compensation agreement may be entered for comparable purposes only. The Listing Broker or Cooperating Broker must secure written approval from the Seller and Buyer to provide the sales information in the MLS Database. The listing must be entered into the MLS Database with the status of “Sold Off MLS” within 2 days of close of escrow. When a listing has been entered as a Comparable Listing, the on-market date entered shall be the date the listing agreement became effective.

- X. Comp Only listings – Please Refer to the T.C.A.R MLS Rules & Regulations regarding the current policy on Comparable Only listings.

Tuolumne County Association of REALTORS® Multiple Listing Service

Citation Policy - Tier Two Violation

First Violation: Warning Letter sent to membership __08_ / _15_ / 2017_

Second Violation: \$200

Third and Subsequent Violations: \$500

<http://tcrealtors.org/wp-content/uploads/2017/03/MLS-Rules-Regulations-TCAR-February-23-2017.pdf>

As set forth in Section D above, violations must be corrected within two (2) calendar days of notice. Violations which remain uncorrected subject the violator to the imposition of new penalties and removal of the listing from active display.

The maximum accumulated fine for a single violation may not exceed the top amount of \$15,000 allowed by NAR for assessment of financial penalty. If the maximum accumulated fine amount has been assessed and the violation has not been corrected, the Violator’s MLS privileges may be suspended until all accumulated fines have been paid and the noted violation has been corrected.

2. Failure to Input a Required Listing; Failure to Disclose Known Additional Property Owner Information [Rule 7.5 (Mandatory Submission)]

3. Failure to Provide Signed Seller Exemption; Failure to Submit Compliant Signed Seller Exemption [Rule 7.6 (Exempted Listings)]