

Common Rule Inquiries

1. **Untimely Status Changes (NEREN Rule 2.5)**

- a. This is the “48-hour” rule - ALL listing status changes must be made no more than 2 business days after the actual date of the change.
- b. **Reminder:** The start or execution date of a listing agreement is not necessarily the date the property owner authorized entry into the MLS compilation.

2. **Public Remarks (NEREN Rule 1.2.C)**

- a. Most violations can be avoided if this field is used exclusively to describe the property itself.
- b. Any reference to agent/office names/contact information is expressly prohibited in public remarks.
- c. URLs (website addresses) are prohibited in public remarks.

3. **Branded Virtual Tours, Associated Documents and Photos (NEREN Rule 1.2.D)**

- a. The mention of agent/office name/contact info, URLs or branding (e.g. an agent or office name) of any nature is prohibited in images, virtual tours, public remarks, public attachments or public fields.

4. **Failure to upload at least 1 photo within 48 hours or to retain at least 1 photo (NEREN Rule 1.2.E)**

- a. All listings, regardless of status, must include at least one photo.

5. **Delayed Showings (NEREN Rule 2.10)**

- a. If a property owner elects to take advantage of this option, the use of the designated fields, which are not accessible after a listing is initially made Active, is required:
 - i. Delayed Showing (Yes/No)
 - ii. Date – Showings Begin
- b. The Date – Showings Begin must also be included in Public Remarks.

6. **Active Under Contract vs. Pending (NEREN Rule 2.10)**

- a. Showings are **REQUIRED** if Active Under Contract (or Active), whereas showings are **NEITHER PROHIBITED NOR REQUIRED** if Pending.
- b. **Reminder:** There is no connection between P&S contingencies and a listing’s status.

7. **Withdrawn vs. Terminated (NEREN Rule 1.5)**

- a. Withdrawn indicates that a listing agreement remains in place.
- b. Terminated indicates there was an end to a listing agreement before its expiration date.