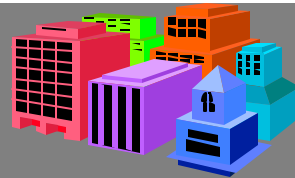


# GSREIN JAZZ



## IMPORTANT RULES AND REGULATIONS OF THE MLS TO REMEMBER

### LISTING PROCEDURES:

**Section 1 LISTING PROCEDURES:** Listings of real or personal property of the following types, which are listed subject to a real estate broker's license, located within the natural market area in which the service is provided taken by Participants on Exclusive Right To Sell or Exclusive Agency contracts shall be broker loaded or delivered to the Gulf South Real Estate Information Network, Inc. (hereafter referred to as GSREIN) within 72 hours (excluding weekends and holidays) after all necessary signatures of seller(s) have been obtained.

**Section 11 LISTINGS SUBJECT TO RULES AND REGULATIONS OF THE SERVICE:** Any listing taken on a contract to be filed with the Multiple Listing Service is subject to the Rules and Regulations of the Service upon signature of the seller(s).

**Section 12 DETAIL ON LISTINGS WITH THE SERVICE:** A Listing Agreement or Property Data Form, when filed with the Multiple Listing Service by the listing broker, shall be complete in every detail which is ascertainable as specified on the Property Data Form. Only accurate information which is applicable to a particular field in the MLS may be entered into that field, such as in the field street name only the street name may be entered. All listing and sold information as required by the service must be submitted to the service. Incomplete Data Forms will not be accepted.

The participant, and subscriber, acknowledges and agrees that NOMAR/GSREIN has no responsibility for inaccurate or incorrect input of information. The participant, and subscriber, agree to hold harmless and indemnify NOMAR/GSREIN from any claims, loss, or damages arising out of the incomplete, inaccurate, or incorrect input of information or data into the system. Furthermore, the participant, and subscriber, shall be solely responsible for immediately checking the accuracy of any and all information or data input into the system and to thereafter immediately notify NOMAR/GSREIN of any corrections to be made.

### **Section 14 CHANGE OF STATUS OF LISTING:**

Any change in listed price or other change in the original listing agreement shall be made only when authorized in writing by the seller and shall be broker loaded or delivered to the Service within 72 hours (excluding weekends and holidays) after authorized change is received by the listing broker.

Any change in the status of a listing must be broker loaded or delivered to the Service within 72 hours (excluding weekends and holidays). When there is an open predication on a property you are to enter a "O" in the STATUS field. Only Open Predications can be placed in this status. If there is an accepted offer on a property but it is requested by the seller that the property remain on the market and continue to be shown you would change the status to "C". The "O" status represents Open Predication, But Continue To Show and the "C" status represents Pending, But Continue To Show. Listings with an "O or C" status will show up along with the active listings in the MLS book (a n "O or C" will be shown in the status field). When you perform a search, the system automatically populates the status field with "A,O". However, "O and C" statuses will be grouped with "U" status in the Statistics Section in the back of the MLS book.

The MLS recommends that brokers also disclose in REMARKS the length of the open predication, ie. 24hr open predication.

### COMPLIANCE WITH RULES

**Section 7. COMPLIANCE WITH RULES:** The following action may be taken for non-compliance with the rules:

(a) For failure to broker load or submit to the Board a listing, sale pending, sale closed and lease closed within the specified time period (**72 hours excluding weekends and holidays**) (Section 1 paragraph 1, Section 1.4 and Section 2.4 of the Rules) a warning letter will be sent to the listing agent as well as the Participant for a first time offense. A fine of \$100.00 will be assessed to the Participant for a second offense by the same listing agent. A fine of \$250.00 will be assessed to the Participant for a third offense by the same listing agent. A fine of \$500.00 will be assessed to the Participant for more than three offenses by the same listing agent. Appeals will be reviewed by the MLS committee. For failure to pay a fine, Section 7.D would apply unless appeal is

pending.

## Spyware

*By: John Capers of Interealty*

### **Why do I see pop up ads when searching the MLS: Is this 'Spyware'?**

Spyware is the name which was given to software that, "without the user knowing" traces the user's usage of the internet and sends this information of all the websites visited without the user knowing it is ever happening.

This information is then sent to servers, which collect your user profile and start sending spam to your email address or informational Pop Up's on your computer screen. The first thing you will notice about these pop-up's or SPAM mail is that they are targeted to you or your interest. If you are a REALTOR® than you may notice that some of the informational pop ups and SPAM may contain Mortgage or Refinancing Information, while others may see sports related information.

The way SPYWARE works is that it monitors your internet activity, and whenever it see keywords or websites that it feels a particular advertiser can closely associate with, it chooses to show related advertisements. If you were going to your local Banking Institution Website, spyware programs may choose to show you ads related to Free Checking at other banks or Credit Card Offers.

### **IT IS IMPORTANT TO NOTE:**

That websites that might trigger SPYWARE interest are not always associated with the advertisements you may see. So please do not call your website tech support and ask how to turn off the advertising. Those websites are just as much of a victim as you are.

Here is a list of commonly known SPYWARE programs: Kazaa - Downloads Music; Bonzi Buddy SaveNow; Gator; GAIN; Comet Cursor; Weatherbug; Clip Now and most Browser Add-On's

To read more about Spyware visit:  
<http://www.consumerwebwatch.org/news/articles/spyware.htm>

JOHN CAPERS of Interealty SA YS

# Don't Panic

When considering purchasing Ad Stoppers, Spyware Detectors and other Internet Programs, most of them may cause you more harm than good. Choose wisely and if you have doubts, don't install them.

It is advisable to NEVER install any Anti-Spam or Ad Eliminating software that is obtainable for free over the Internet. Free Versions of many programs may trigger the exact response that you are trying to alleviate. To totally correct the issues, you must PAY for their UPGRADE. Free Versions of most programs are called Adware and cause more pop ups ads than the eliminate all the while blocking their competing software products and important informational websites you may wish to be viewed on your computer screen. If you ever feel that you may not be viewing the MLS properly, or you seem to be receiving numerous Internet Explorer Errors while trying to operate MLXchange, try turning off or removing any of these suspicious software products first, to see if you are able to operate **MLXCHANGE** properly.

If you do locate or purchase any particular program to fight Ads, make sure the program will allow you to configure a list of **TRUSTED INTERNET SITES** that it WILL NOT monitor to allow proper operation of MLXCHANGE. If your programs are configurable please add the following sites to their list: <http://nom.mlxchange.com>, <http://www.mlxchange.com>, <http://www.interealty.com>, <http://www.nomar.org>.

This should allow you basic access to your MLS Information.

**PROGRAMS TO AVOID OR UNINSTALL IMMEDIATELY: Remember the best way harmful programs can be installed on your computer is to hide as something you might help you instead.**

Bonzi Buddy, SaveNow Gator, GAIN, Comet Cursor, Weatherbug, Clip Now, Hotbar, My-Search Bar, Yahoo Search Bar, Free Zone Alarm

For more information visit:

<http://www.consumerwebwatch.org/news/articles/spyware.htm>

Always Remember  
Remember \*When in Doubt - Don't Install

## MLS Training Classes (All Classes are Free)

View class schedule and register on-line at [www.nomar.org](http://www.nomar.org) or call 504-456-9903

### MLXCHANGE BASIC:

Come learn the basic operations of MLXCHANGE. This class will teach you how to sign into MLXCHANGE and includes a basic homepage overview, setting up your client databases, searching for potential listings for your clients, setting up the system to automatically email prospects to your clients and uploading your own digital photos to the MLS. Listing Maintenance Overview is available to users with Administrative Access.

### MLXCHANGE ADVANCED:

Learn how to get the most out of MLXCHANGE, from setting up your Hotsheet to maximize your knowledge of your farm areas, or creating Comparative Market Analysis and creating customized search templates, Grids and changing MLXchange default setting.

### MLXCHANGE PROFESSIONAL:

At only US \$29.95 / month, MLX Professional gives you more for your money. While supplying total integration with your MLS system, MLX Professional eliminates redundant data entry. MLXCHANGE PROFESSIONAL users are provided with an agent website that is automatically populated with the MLS data you choose.

### DESIGNER TOOL:

Learn how to personalize your MLS Reports. You will learn how you can create personalized client views, and how to add additional information, company logos or agent photos to MLS standard reports which are available in MLXchange and Passport products as well as the CMA Binder tool for Advanced users.

### MLS PASSPORT:

MLS on the Go: Learn how to search MLS data on MLS Passport's portable MLS Data Software. MLS Passport is a distributive database program that allows users to download and search information on their Personal Computers or Laptops that may not have full time Internet connections.

### MLXCHANGE for APPRAISERS:

Come learn the MLS from an Appraiser's Point of View. These classes are offered quarterly to help Appraisers learn the best way of maximizing their search result and

utilize the MLS Data that is currently online.

## How To Practice Safe Real Estate !

1. Watch out for con men.
2. Implement a buddy system.
3. Don't put yourself in an isolated situation without setting up safeguards.
4. Pre-qualify AND get ID information on new clients, including checking their driver's licenses, car licenses, etc. Your Seller may also want to require that you obtain pre-approval letter for buyers prior to showing them a home.
5. Have an office security plan.
6. Tell co-workers, a spouse, or a friend where you will be and have them call you while you are there on your cell phone.
7. At open houses check possible escape routes should they become necessary, keep your cell phone on, and require couples to stay together (so robberies don't occur). Always request IDs.
8. Establish code words, such as colors which you can use to indicate levels of distress to callers - e.g. "it's in the 'red' folder" might indicate that the situation is critical and you need help, while "it's in the 'green' folder" will let your caller know that everything is fine.
9. Don't wear expensive jewelry.
10. Practice safe personal marketing. Photos on a sign, for example, could attract predators.
11. Pay attention to your intuition. If something seems wrong it probably is.
12. Know how to defend yourself and do so if attacked.