



# MLS Members Only

Northwest Montana  
Association of REALTORS,  
Multiple Listing Service Inc.

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## DEADLINES APPROACH FOR COMPLIANCE

Two deadlines are approaching for compliance with the new Section 18 of the MLS Rules & Regulations (IDX) and the "Participant Data Access Agreement" which replaces the old IDX agreements.

1. Section 18 of the MLS R & Regs has been noticed and it has now been ratified by the Board of Directors. Compliance must be met on all websites hosting NMAR, MLS data by 12/3/07 at 5:00 PM. That includes ALL websites, not just IDX sites.
2. Participant Data Access Agreements must be signed and returned to the MLS by 12/28/07 3:00 PM for your webmaster and/or you to continue to receive data from the MLS for publishing to any website.

## Participant Meeting / Round Table Workshop Report

- The Round Table Discussions had some very healthy and robust conversations going on with a very good turnout. We will hold another one this winter due to the great interest and many topic suggestions that resulted. Hottest topic was "Driving Web Site Traffic With Your Listings."
- The Participant Meeting was also well attended with discussion on the following:

Financial Reports will be presented in a different format with more information after the CPA recommendation is received by the leadership. President Pickert will follow up on this issue.

Regional Data Sharing is moving forward, as reported by Gregg Schoh. We will soon have an "IDX like" site for all MLSs who wish to participate through our MLS vendor FBS. This will open up information on listings throughout our region to make referrals easier to work on. It will not increase fees.

The final copy of Section 18 as mentioned in the above article was discussed and all Participants were asked to email any remaining concerns or suggested changes before the MLS Board of Directors meeting on Nov. 2nd.

The new agreement that will need to be signed by all Participants who host a website with MLS data on it was distributed to all and will be mailed to all absent Participants.

Information was shared and there was a short discussion on the topic of moving the IDX service to FBS instead of maintaining it "in-house." That will be happening soon.

Upcoming support staff lunch and meeting was announced for Nov. 29th at noon.

Another item that was mentioned at both meetings was redesign of the Trend Indicators. Ross will be appointing a task force to oversee a whole new program of trend indicators with more emphasis on communities and types of sold properties.

It was nice seeing so many Participants taking part in these events. Thank you.

SUPPORT STAFF  
MEETING AND LUNCH  
NOVEMBER 29, 2007.  
12:00—2:00 PM

### TOP 10 LAWSUIT

TRENDS from

Laurie Janek,

NAR's General

Counsel

1. Misrepresentation
2. Breach of Duty
3. Fair Housing
4. Antitrust
5. Broker Advertising
6. Status of  
Salespeople
7. Environmental  
Issues
8. RESPA
9. Unauthorized  
Practice of Law
10. ADA

The misstating of some material feature of the property brings the most legal action.

Do you ever witness this in the MLS data?

Waterfront when it isn't?

Ranch style when it is a mobile home?

Concrete foundation when it is cinder blocks?

Septic approved when it is not?

Sewer available when it isn't?

You R in control!!!