



Matrix™

# NAR Policy Updates

March 22, 2022

# Overview

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- On November 15th, the NAR Board of Directors approved six changes to MLS Policy. Several of these were part of the original settlement from which the Department of Justice withdrew.
- These changes took effect on January 1, 2022, and were implemented on March 22, 2022, for Stellar MLS customers.
- Purpose - Ensures transparency and proactively shows the pro-consumer benefits of the MLS.

# Policy Statements 7.58 & 7.91

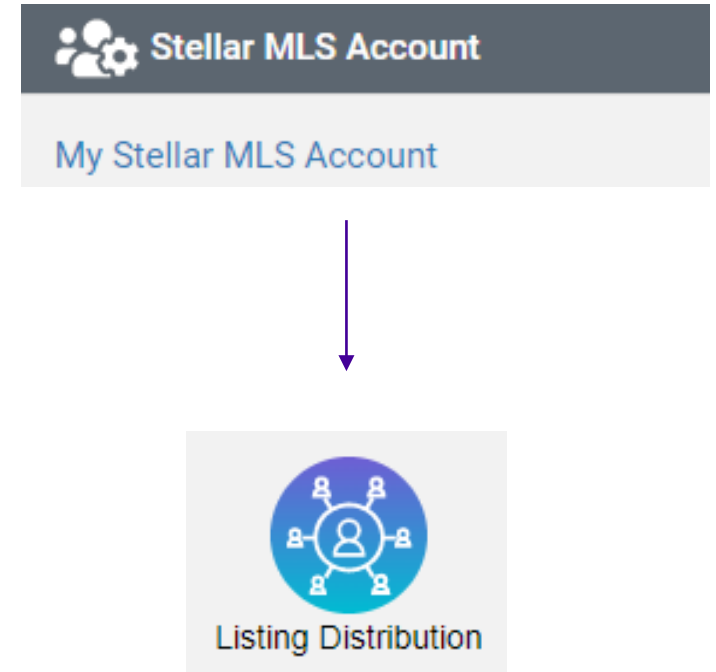
## IDX/VOW Listing Attribution

### Key Idea:

In addition to listing firm, phone or email provided by listing Participant must be displayed in a reasonably prominent location and manner on IDX displays.

A new field\* was added to the ***Listing Distribution Module*** in the ***Broker Portal***. If a broker would like to display contact information other than the phone number in the office record, it can be indicated in this field.

**\*Please note, the information entered in this field will be used on all IDX displays.**



# Policy Statements 7.58 & 7.91 IDX/VOW Listing Attribution



The screenshot shows the StellarMLS web application. At the top, there is a navigation bar with 'Home' and 'Logout' links. Below this, a message states: 'Note: Changes may take up to 24 hours to reflect in Matrix.' A button labeled 'Change All Offices' is highlighted with a red box. Below the message, there is a search bar and a table of office listings. The table has columns for Name, ML S No., Address, City, Preferred Contact, and Action. Three rows of data are visible, each with a 'Change Office' button highlighted in red.

Name	ML S No.	Address	City	Preferred Contact	Action
[Redacted]	[Redacted]	[Redacted]	Punta Gorda	suni.anthony@stellarmls.com	Change Office
[Redacted]	[Redacted]	[Redacted]	Sarasota	727-209-4850	Change Office
[Redacted]	[Redacted]	[Redacted]	Englewood	727-209-4850	Change Office

## Key Idea:

If you have multiple offices firmed together, select an individual office or make a blanket change by clicking “Change all offices”.

# Policy Statements 7.58 & 7.91

## IDX/VOW Listing Attribution

### Key Idea:

The new field allows **brokers** to provide a different phone number, or alternatively an email address, to appear on IDX and VOW displays.

The phone number or email address entered here will appear on IDX and VOW displays for **all** listings distributed from that office.

The screenshot shows a web form titled "Modifying Records" with two main sections: "Office Information" and "Listing Distribution Options".

**Office Information:**

- Office Name:** [Redacted]
- Office Address:** [Redacted]
- Office Number:** 274501109
- City:** Punta Gorda

**Office Contact Preferred:**

- Office Contact Preferred:** listingcenter@abcbrokerage.com
- Save Office Contact Only** button

**Important:**

- Selecting "No" for any of these options will prevent your listing(s) from being distributed to that third-party online consumer site.
- Please confirm your listing distribution preferences by clicking the Save Changes button.

**Listing Distribution Options:**

Listing Distribution Options:	YES
Apartments.com:	<input checked="" type="checkbox"/>
Homesnap:	<input checked="" type="checkbox"/>
Realtor.com:	<input checked="" type="checkbox"/>

**Save Distribution Changes** button

**Close & Exit** button

# Policy Statements 7.58 & 7.91 IDX/VOW Listing Attribution

## Key Idea:

The “OFFICECONTACTPREFERRED” field will send information from the portal into Matrix and appear in the “Agent/Office” area on listing input forms.

### + Residential - Add/Edit Listing Fields

Reciprocal Listings > Getting Started > Matrix Testing > Listing > Pool/Exterior > Land and Tax > Interior > Rooms > Water > Green > Owner > Community > Realtor w teams

#### Realtor Information

##### Financing Available

- ☐ Assumable
- ☐ Cash
- ☐ Conventional
- ☐ Exchange/Trade
- ☐ FHA
- ☐ Lease Option
- ☐ Lease Purchase
- ☐ Other
- ☐ Private Financing Available

##### Realtor Information

- ☐ 3rd Party Approval Req
- ☐ Applications in Process
- ☐ As-Is
- ☐ Assoc approval required
- ☐ Brochure Available
- ☐ CDD Addendum required
- ☐ Confidentiality Letter Required
- ☐ Contract For Deed
- ☐ Corp Owned Relo

##### Realtor Information Confidential

- ☐ Bonus to Selling Office
- ☐ Copy of Lease Available
- ☐ Go To Site
- ☐ In-Foreclosure
- ☐ Pre-foreclosure

##### Disclosures

- ☐ Condominium Disclosure Available
- ☐ Environmental Disclosure
- ☐ HOA/PUD/Condo Disclosure
- ☐ Land Sales Disclosure
- ☐ Lead Paint
- ☐ None
- ☐ Other
- ☐ PACE Loan Disclosure
- ☐ Seller Property Disclosure

#### Agent/Office

##### List Agent ID

Glenn Khusial(035800140) [Refresh](#)

##### Agent Name and Information

Glenn Khusial  
407-960-5300  
Fax: 407-960-5450

Glenn.Khusial@stellarmls.com

##### Office Name and Information

261005206  
STELLAR MLS  
407-960-5300

For Future Use

##### List Agent 2 ID

Agent Name or ID [Refresh](#)

##### Agent Name and Information

##### List Team ID

Team Name or ID [Refresh](#)

##### List Team Name

##### Office Name and Information

##### Interoffice Info

Characters Remaining: 255



# Policy Statement 8.6 – One Data Source

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## Key Idea:

MLSs will provide a single data feed that can be used for multiple purposes. This will create efficiencies for brokers working with multiple MLSs.

***No impact to Stellar MLS – we already do this!***



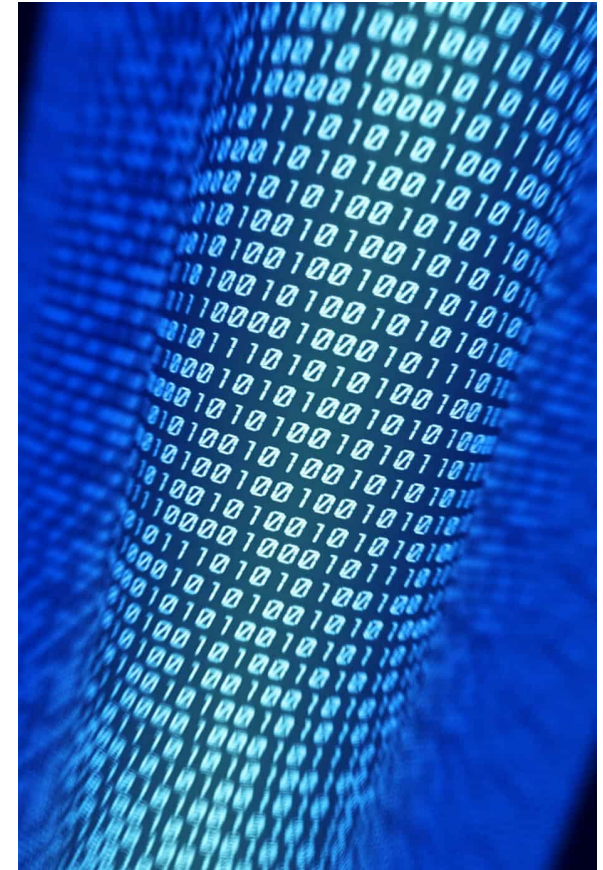
# Policy Statement 8.7 – Back Office Feed

## Key Idea:

MLSs must provide Participants with broker back-office feed data, and there is no opt-out for listings to be excluded from this.

- Use of roster information may be limited by the MLS participation agreement and license agreements.
- Brokerage Back Office Feed Use is subject to other NAR MLS policies and local rules.

***No impact to Stellar MLS – we already do this!***



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# Display of Compensation

## Key Idea:

Consumer-facing MLS sites must include fields for offers of compensation, and MLSs must permit brokers to display offers of compensation on IDX and VOW displays.

*These fields are already available in IDX and VOW feeds and Stellar MLS does not have a rule that prohibits their use. However, if a broker chooses to display these, all compensation and bonus fields must be included, along with a mandatory disclaimer\*.*

***\*Disclaimer indicates that offer is made only to Participants of MLS where listing is filed***



## **Other items to note:**

- Stellar MLS will no longer have an endorsed consumer-facing site
- OneHome is not a consumer site, but a private portal
- Optional for Broker/Agent Display – but if so – disclaimer also required!

# Policy Statement 8.4

## Services Advertised as “Free”

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### Key Idea:

Any service for which an MLS Participant or Subscriber expects payment cannot be marketed as free. This is misleading and not transparent, as someone pays the cost, which is ultimately baked into the cost of a home.

- Minimal impact on use of the MLS, but **brokers** will need to communicate this change to agents.
- Corresponds to updates to Code of Ethics.
- Free CMA – okay
- Free Buyer's Agent – not okay

# Policy Statement 8.5

## Non-Filtering of Listings

### Key Idea

MLS searches cannot include a filter for offers of compensation or listing brokerage.

IDX and VOW data cannot exclude listings based on compensation offers or listing brokerages.

However, IDX Participants can still display their listings first.

List Agent Name



List Agent ID



List Office Name



List Office ID



Selling Agent Name



Selling Agent ID



Selling Office Name



Selling Office ID



### **Impact on Stellar MLS:**

- Compensation fields are not available in searches.
- Agent and office fields will still be available, but the ability to exclude listings from a particular agent or office has been removed.



# For Support:

## EMAIL

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[Support@StellarMLS.com](mailto:Support@StellarMLS.com)

## CALL

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800-686-7451