

July 25, 2025

BROKER ALERT – Unsolicited Service Provider Calls

We've received reports of painters and a real estate professional claiming they were asked to service a property that is currently *Pending*—no such requests were made. Similar incidents have occurred in the past (e.g., roofing companies).

Please remain alert: If you receive unexpected calls from service providers regarding your listings, verify the information before proceeding. Most vendors do check with the listing agent—encourage this practice when possible.

CLOSED SALES DEADLINE

Cutoff for July 2025 closed sales will be Friday, August 1, 2025 at 10:00 a.m. All sales and corrected sales **must be entered into the MLS by this date and time** in order to be reported for the month of July.

DUPLICATE LISTINGS

What are the rules?

A property cannot be listed more than once in the MLS except as a duplicate listing. Properties listed at more than one price because of different features or additional work being completed are not allowed.

1. **\$5.00 fee** – both for broker load listings and for MLS input. You may submit payment with the property data sheet or you will be billed by email.
2. **Only across Property Types (not areas).** You can input a stand alone condo with no common walls in the MLS as both residential site built and condo.
3. The box for Duplicate Listing must be checked.
4. When a change is made on the property, both list numbers must be changed!
5. When the property sells, you must send in a Sold Closed status change on one number **and** notify the MLS of the duplicate listing number. The duplicate listing will be removed from the system.

INDIVIDUAL AGENT CHARGES

Individual agents are billed for the following services:

Listing input by the MLS staff:	\$25.00 each
Listing changes by the MLS staff:	\$6.00 each
Duplicate listings:	\$5.00 for each additional listing

An invoice will be emailed to each agent. The charges are due by the end of the month and are subject to a late penalty.

Please note - these are not new charges. Most of these charges have been in effect since 2000 and 2001.