

CWMLS VIOLATION FINE SUMMARY

VIOLATION	FINE AMOUNT	INFORMATION
CWMLS had adopted the following new citations policies in accordance with the NAR Settlement		
LISTING CONTRACTS	\$1,000	<p>Listing Contracts are prohibited from being uploaded to any other document type in the MLS system other than document type labeled – 'Listing Contract'. Note: There are several alerts setup in the MLS system to ensure that you check that you are uploading your files to the correct document type. Do NOT check Public box.</p>
		<p>I have reviewed all documents associated with this listing to verify they have the correct Associated Document Type. 270 <input type="checkbox"/> Accept</p> <p>Please review your Listing Contract document that it has the Listing Contract Associated Document Type and it's NOT Public. 275 <input type="checkbox"/> Accept</p>
COMMISSION	\$1,000	<p>Commission is prohibited in the MLS system. Commission amounts, percentages, or any communication of compensation is not allowed in the MLS system (that includes documents (excluding listing contract), remarks, pictures, coded messages, showing services).</p>
Buyer Agency, Pre Agency Showing Agreement or Disclosure to Customer	\$1000 and Suspension of Service	<p>Buyer Agency, Pre Agency Showing Agreement or Disclosure to Customer will be collected upon request. You will be required to submit your Buyer Agency, Pre Agency Showing Agreement or Disclosure to Customer within 3 business days of being notified by CWMLS. The agreement must be executed BEFORE the property is toured and agreement MUST be legible. NOTE: You are required to have this document executed and retained in your file to be provided to CWMLS if requested.</p>
IDX Feed Modifications	\$1000 and Suspension of Service	<p>You are not permitted to use the CWMLS IDX feed to communicate compensation/commission.</p>
Showing Service Provider Communication for Commission	\$1000 and 30-day Suspension of Service	<p>You are not permitted to use the CWMLS showing service "Showing Time" as a vehicle to communicate compensation or commission. No comments or remarks are allowed to communicate compensation or commission.</p>
CWBR/CWMLS Facebook Provided Pages for Commission	\$1000 and permanent removal from page	<p>You are not permitted to use the CWMLS/CWBR Facebook pages to communicate compensation or commission.</p>
INCORRECT DATA	\$100 and \$5/Day	<p>Once notified of possible Incorrect Data the data should be corrected or CWMLS must be notified within 3 business days of notice. There is no fine if corrected within the 3 business day period. If uncorrected or CWMLS has not been contacted, broker will be charged the \$100 fine and if not corrected after the fine is assessed the broker will be fined \$5/day for each calendar day the listing shows incorrect data.</p>

PROHIBITED MARKETING	\$100 - No Warning Issued	Photos, virtual tours and remarks in MLS with signs and marketing will be permanently removed. This includes a virtual tour leading someone to a Branded YouTube site
LATE STATUS UPDATE	\$100/Permanent Listing Deletion	Listing status must be updated within 3 business days. This includes all status' including Closing Data
LATE FILING / EMAILING / UPLOADING	\$100 - No Warning Issued	All Residential Listing Contracts (1st & Last Pg) - 3 business days from Seller's signature or effective listing date, whichever is most recent
	\$100 - No Warning Issued	All Amendments to Listing Contracts - 3 calendar days
	\$100 - No Warning Issued	All Commercial, Land, Multi-Family, Farm Listing Contracts - 30 calendar days from Seller's signature or effective listing date, whichever is most recent
LATE ENTRY INTO PARAGON	\$100 - No Warning Issued	All Residential Listings - 3 business days from Seller's signature or effective listing date, whichever is most recent. IF PROPERTY HAS NOT BEEN MARKETED TO THE PUBLIC
	\$100 - No Warning Issued	All Commercial, Land, Multi-Family, Farm Listing - 30 calendar days from Seller's signature or effective listing date, whichever is most recent. IF PROPERTY HAS NOT BEEN MARKETED TO THE PUBLIC.
NON-SUBMISSION OF BUYER'S LAST NAME	\$100 - No Warning Issued	For all classes of listings, the last name of the Buyer must be entered into Paragon
PICTURE / IMAGE REQUIREMENT	\$100 - No Warning Issued	One photo or image that is REPRESENTATIVE of the property must be entered into Paragon
COPYRIGHT VIOLATION	\$100/Image - No Warning Issued	All photos/images in Paragon must have the owner of the photos/images permission to be used. You cannot use unowned stock photos or photos from earlier listings that you do not own the copyright with out the photo/image owner's permission
PUBLIC DISSEMINATION OF CONFIDENTIAL MLS FIELDS	\$100 - No Warning Issued	Agent to Agent, Confidential, Showing Time Instructions and Listing Date fields in Paragon cannot be disseminated to the public.
TRUST FUNDS (eff. 1/1/2024)	\$100 and \$5/Day	Trust/Earnest documents must be uploaded any time field "Broker has trust account" is marked No. If document is not uploaded to TF-Earnest Money document type, the listing agent will be fined \$100 (no warning) and \$5/day for each calendar day the listing does not have the document.

USING CWMLS DATA ON A WEBSITE WITHOUT THE CWMLS COPYRIGHT	\$100 - No Warning Issued	"Copyright © 2003 – 2024 Central Wisconsin Multiple Listing Service, Inc. All rights reserved" Must be on a website using CWMLS data
SHARING PARAGON LOGIN CREDENTIALS	1 st - \$1,000 2 nd - \$5,000	You cannot share your login credentials with ANYONE this includes other REALTORS, Office Staff or Agent Assistants.
CLEAR COOPERATION	1 st - \$500 2 nd - \$1,500 3 rd - \$2,500 4 th - \$5,000	A property may not be publicly marketed unless it is entered into the MLS for cooperation with other MLS participants.
SHOWING INSTRUCTION / LOCKBOX VIOLATION	\$2,500	Operating a lockbox without authorization from the seller or allowing anyone other than the agent that made the showing appointment to operate a lockbox or obtain a key to the property without consent of the listing broker or seller will result in a fine
DEFACING / LOSING A LOCKBOX	\$90	This includes writing the Shackle Code on boxes.
SHOWING A PROPERTY IN DISRUPTION STATUS	1 st \$2500 2 nd \$5000	If a listing is in Delayed, Temporarily Suspended or Withheld Status it cannot be shown/previewed by anyone, including the listing broker, until the Show Date. Delayed status listings cannot change the Show Date to an earlier date than on the original DTS-
FSBO, ONE-PARTY & NON-MLS PARAGON ENTRIES	Correction or Permanent Removal/\$100	These listings are not REQUIRED to be entered into Paragon. But if entered, they must not be entered any later than 30 days after closing. The filing documents must be uploaded the day that the listing is entered into Paragon.
DISRUPTION POLICY	\$100	Limiting showings more than one day without following the Disruption Policy procedure

Signature acknowledging receipt and understanding of Violation Policy: _____