

Western Upstate Multiple Listing Service

New Member Orientation

Western Upstate Multiple Listing Service of South Carolina Inc.

600 McGee Road

Anderson, SC 29625

E-mail: peggyhill@westernupstatemls.com

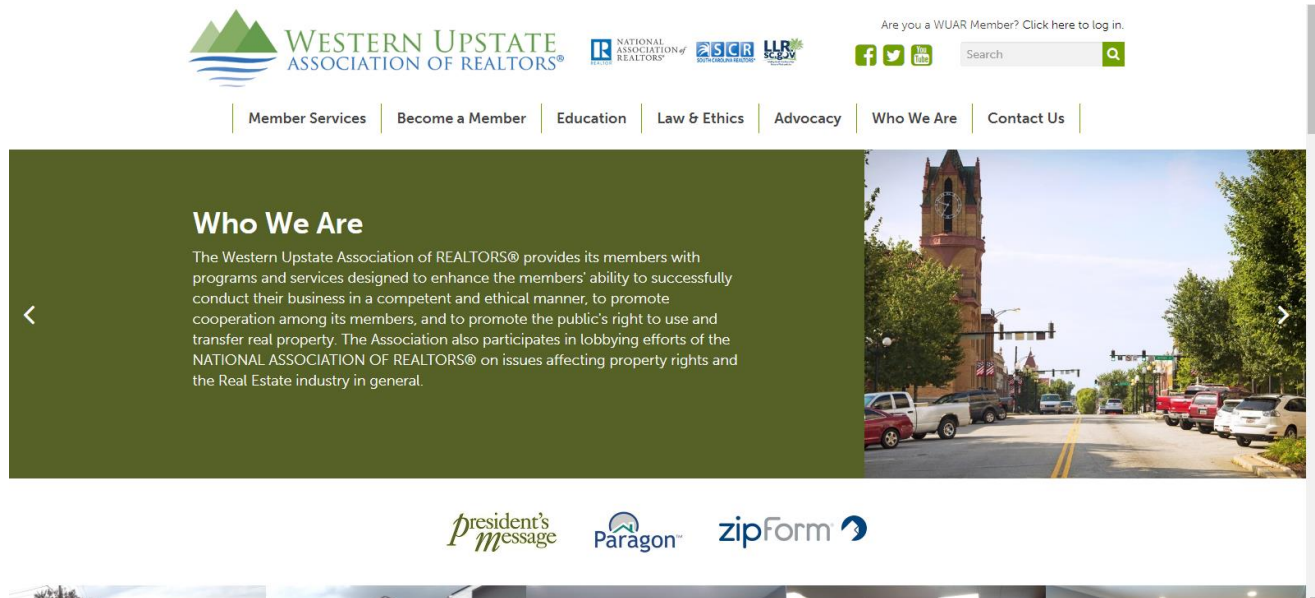
Web Site Address: www.westernupstatemls.com

Phone: (864) 224-7941

Fax: (864) 224-7942

Web Site

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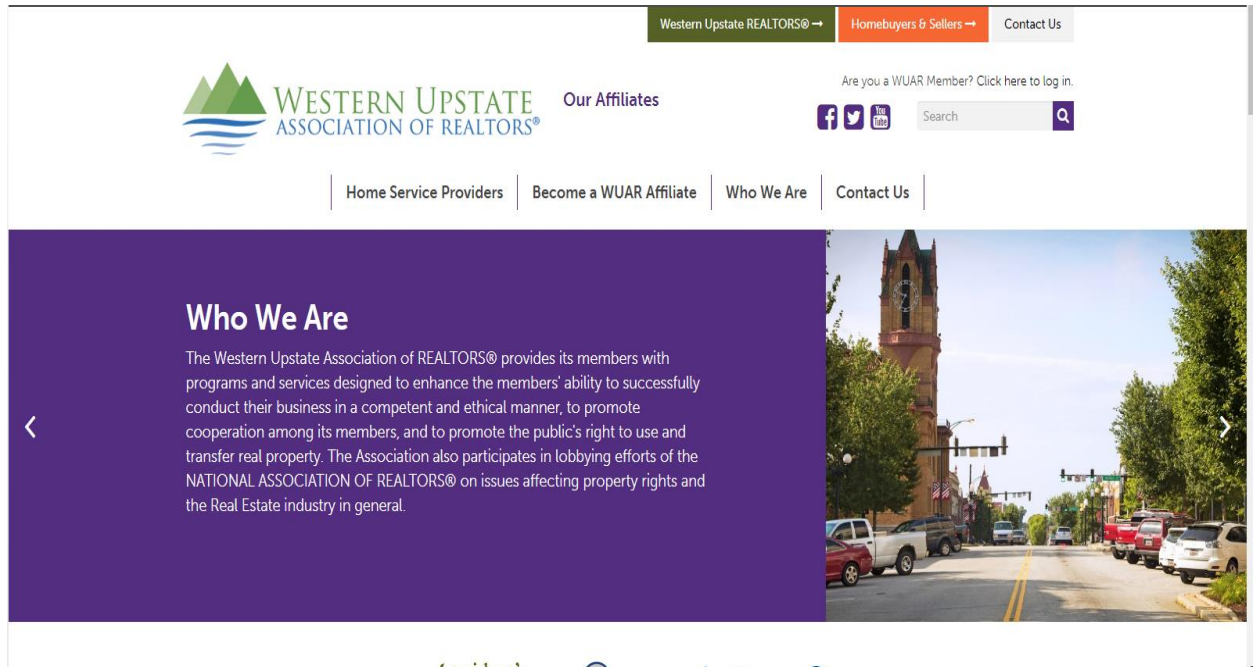


This Web site was designed for you...the MLS member

- Every Web site link that you or your client might need
- Direct link to REALTOR.com
- The convenience of registering online for classes
- Pay dues online (click on "Members" on top toolbar)
- "President's Weekly Message" – posted every Monday
- Easy reference of bylaws, rules and policies
- Frequently asked questions
- A directory listing of all REALTORS® and Appraisers

Affiliate Web Site

www.upstatehomeservices.com



- Affiliates listed by category
- Downloadable directory
- Use of affiliates is encouraged
- Public access is available

MLS Fee Structure

Company Fee \$300/Quarter

Agent Fee \$60 per Licensee/Quarter

*All fees are due on the first day of each quarter.

If not paid by the tenth, a late fee of \$25 will be imposed.

If not paid by the end of the month, and additional \$100 reinstatement fee is added

Electronic Lockboxes/Key Pads:

- Lockbox Sold at cost plus tax
- eKey Leased by SUPRA and subject to the terms of their lease agreement

MLS Fines

Immediate Fines:

Failure to enter a new listing into the MLS system within the 24 hour time frame allotted in the MLS Rules and Regulations section 1.1 (weekends excluded)	\$100 fine for the infraction.
Failure to change the status of the listings within the 24 hour time frame allotted within the MLS Rules and Regulations section 1.4 (weekends excluded)	\$100 fine for the infraction.
Failure to update Under Contract listings within 24 hours of changes per section 1.4 of MLS Rules and Regulations	\$100 fine for the infraction.
Failure to update Sold listings within 5 days of changes per section 2.5 of MLS Rules and Regulations	\$100 fine for the infraction.

Listing Violations with 3 Days Grace Periods before Fine Levied

Inclusion of agent and office references in the public remarks or direction of a listing per sections 1.16 and 1.19 of the MLS Rules and Regulations	\$100 fine for the infraction.
Failure to upload a primary photo to a listing when entered into the MLS on all classes of property within 72 hours of listing property within MLS.	\$100 fine for the infraction.
Uploading photos that include "for sale" signs, agent or office logos, QR codes or any other form of contact information.	\$100 fine for the infraction.
References to the company/agent through text message references in Remarks of the listings	\$100 fine for the infraction.

Courtesy Notifications – No fine

Upcoming Expiration Notice	No Fine
Proposed Closing Date Passed	No Fine
Invalid Tax Map ID	No Fine unless multiple repeat violations

Supra®

Support, 1-877-699-6787, 10:00 AM – 11:00 PM EST

- Western Upstate MLS reciprocates with Greenville, Spartanburg and Greenwood on lockbox access.
- Members of other associations/boards will need their keys entered into our Supra database as cooperating keys to be able to open lockboxes issued by the Western Upstate MLS.
- Western Upstate MLS members need to contact other MLS offices to be entered into their Supra database as a cooperating key to be able to open lockboxes in those cooperating areas.

Greenville MLS	864-672-4657
Spartanburg MLS	864-583-3679
Greenwood MLS	864-229-6022

Welcome

REALTORS®!

Get the most out of *your* REALTOR.com® with Internet Marketing!

Hot off the Press

Record traffic to REALTOR.com® signals strong home-buying season. "These large numbers indicate that consumers understand that REALTOR.com is the site that contains the most listings, the most real estate-related information, and the most help for potential homebuyers and sellers," said NAR President Martin Edwards Jr. [Click to read press release](#)

"Tell Them You Found It on REALTOR.com®"

With a third of visitors contacting a REALTOR(R) we want to encourage consumers to tell their REALTOR®, friends, and family: "[I found it on REALTOR.com®!](#)" Launching this month is a new in-house online banner campaign designed to get them talking. (Stat source: REALTOR.com® Survey, Nov. 2001.)

New Look In Listings

By popular demand, the Listing Detail page layout has been redesigned to provide more emphasis on the property and on the REALTOR®. For i-LEAD XL subscribers, third party display advertising has been eliminated as well. To see the new design, go to [REALTOR.com](#) and search for homes in your community. Click through to a property's listing details to get a peek at the great new design!

Changes to strengthen REALTOR.com®

Mike Long, the new CEO of Homestore.com, Inc., which operates the REALTOR.com® Web site, writes an open letter to the real estate industry. To read his message to REALTORS® reaffirming the company's strength and commitment to its core customers, [click here](#).

About Us

REALTOR.com® is the official site of the NATIONAL ASSOCIATION OF REALTORS® and the flagship of the Homestore.com network of sites devoted to "everything home." REALTOR.com enables potential homebuyers to browse, free of charge, a searchable database of nearly 2 million homes for sale. We have content arrangements with over 800 Multiple Listings Services across the United States who provide their listings to REALTOR.com. More than 80% of listings are delivered fresh daily, and many of the MLS's have agreed to provide listings exclusively to REALTOR.com for nationwide publication on the Internet.

In addition, REALTOR.com provides advertising and technology solutions for REALTORS to attract, connect, and communicate with the millions of visitors who make REALTOR.com the #1 real estate site on the Internet.



Official Site of the
National Association of REALTORS®.

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[My Searches](#) 0 ▾

FIND HOMES

3,644,349 Real Estate Listings, Homes for Sale & Rental Properties.

[Search](#)

Examples: las vegas, nv - 90210 - west 23rd, new york, ny 10010

Buy Rent Price Range to Beds Baths [More Options](#)

[Search by MLS #](#) | [Search Assist](#)

Listings last updated 12 minutes ago



2500 White Stallion Rd, Thousand Oaks, CA 91361
\$27,500,000 | 8 Bed | 11 Bath

[Save Listing](#)

Find Home Values

A complete view of the real estate market with:

- 4 million properties for sale
- 38 million properties sold
- 80 million total properties



Find real value in your home search.

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City:

State: [State](#) [Go](#)

[Why use a REALTOR®?](#)

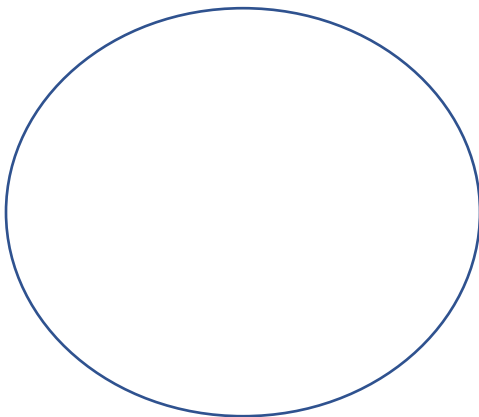
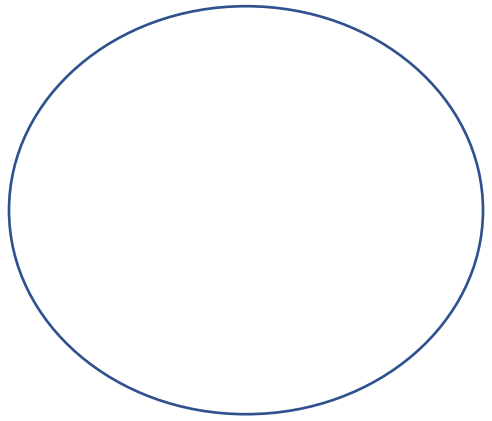
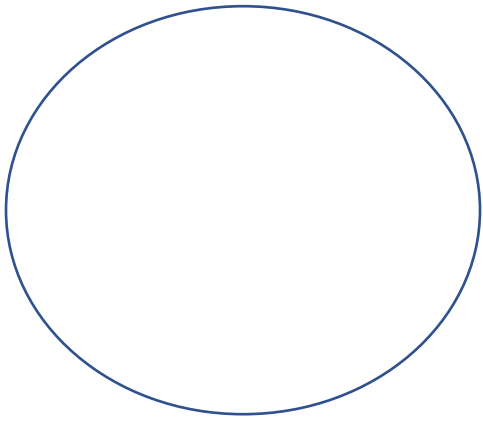
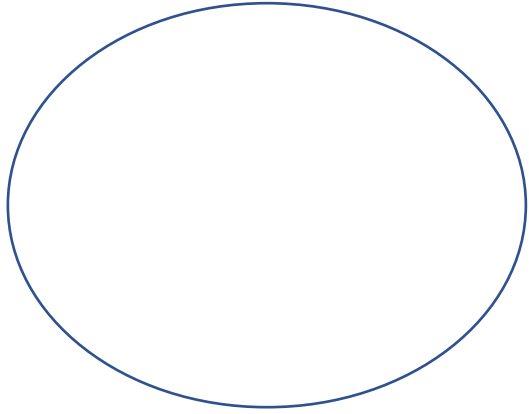
Advertisement

[Phone.](#)

[Home.](#)



Customer
Service
1-800-878-4166



Article 17 REALTOR® Code of Ethics

Requires mandatory arbitration

Contractual Dispute

BIC to BIC

Different Companies

Arising out of relationship as REALTORS®

Claiming “Solds”

Article 12 SOP 12-7

Must have been involved in the transaction

As listing agent or selling agent

Referrals are not sales

Advertising Production

Must give parameters

Timeframe, type of property, etc.

Article 12 “true picture”

Expect a challenge