

MLS MINUTE



REALTOR® Association of Southern MN

September, 2020

Coming Soon Update:

As of September 24th, coming soon listings will be shown in the “new” listings on the market monitor in Paragon. The listing will show in the new listings in relation to when it was input- not when it is available for showing.

A couple of reminders for all.

When entering a listing as coming soon use the date on the listing agreement for the list date (not the date the listing is available for showing).

A listing can be in the coming soon status for up to 14 days. When you input the listing, you will need to put in a date the listing is available. The listing will move from coming soon to

Client Love Letters

We are currently in a seller’s market- which can leave buyers agents looking for ways to have their clients stand out.

The buyer “love letter” is one such way agents are trying to bring attention to their clients- the letter often provides information on the buyers and their comments on the home and why the buyer wants it. This sounds great- who doesn’t want to receive some “love” mail?

It is important that when drafting these letters agents are considering the risks of any possible Fair Housing or Code of Ethics Violations.

For more information from MAR legal counsel [click here](#).

RASM NEEDS VOLUNTEERS

Have you served on a committee with RASM before? Would you like to volunteer for a committee; perhaps it’s been awhile and you’d like to get involved in your Association again. We are always looking for volunteers. Contact the Association office to volunteer.

RASM OFFICE:

RASM staff is in the office- but in following the CDC guidelines we are not open for walk ins. Please be sure to call to make an appointment and we will be more than happy to accommodate you.

Power Search Changes in Paragon:

The power search (which works like google but just searching for items in the RASM MLS) has a change that you need at least 3 characters (numbers, letters or spaces) before any results will be returned. If you wanted to search for Jenny Simon listings typing Si would not give results, you would need to type Sim.

RASM MLS POLICY REMINDER- CLEAR COOPERATION POLICY:

Policy change reminders on the Clear Cooperation Policy

In May we had changes to our policies, these policies come directly from NAR and are across all MLS's. Reminder: listings need to be input within 1 business day of listing agreement start date. This little chart gives a quick visual breakdown of statuses within RASM. For more information on the Clear Cooperation policy and changes within RASM MLS [click here](#).

RASM MLS	Which Status is correct for my client's best interests?			
	Coming Soon	Withheld	Temp not avail to show (TNAS)	Active
Marketing to Public allowed	X			X
Marketing to Public will result in fine if not in compliance with MLS Rules	X	X	X	X
Marketing of property allowed within listing brokerage	X	X		
Open houses for public and agents outside listing brokerage allowed				X
Open houses for agents within the listing brokerage allowed		X		
Showings Allowed		X		X
Showing property while in this status subject to fine	X		X	
Listing available in Paragon for searching, CMA, etc	X		X	X
Listing available in Paragon client portal/emails	X		X	X
Listing available on Broker/Agent IDX sites	X			X
Requires special seller signed authorization forms	X	X		
No limit on days allowed in this status until expiration of listing		X	X	X
Time in status limited to 14 days	X			
Automatically becomes active with activation date you set	X			
Listing accrues Days on Market		X		X
At least one photo and all required fields required at input	X		X	X
Requires compensation	X		X	X
Once listing is moved out of this status, it cannot be returned	X	X		

OTHER MLS POLICY REMINDERS:

-status changes (pending, sold, etc) must be input into the RASM MLS within 2 business days of the change. We had a few violations of this policy the last couple of months.

-contingencies must be flagged in the MLS.

-MLS withholds need to have the forms completed and turned in to the Association office within 1 business day of listing agreement being signed. All MLS withholds are considered office exclusives and must follow those rules. See link above for details.

NEW TOOL COMING SOON TO RASM MLS:

We are excited to announce the RASM Board of Directors has voted to bring a new tool to our RASM MLS members- Trust Funds. This tool allows for earnest money to be deposited into trust accounts electronically. Watch for more info as everything gets finalized.



Close

Edit

Save

Title*

Release Notes - Example

Content*

Insert Hour

Insert Minute

Insert Date

1. This is a numbered list

2. -

• This is a bulleted list

• -

This is an indented line.

You can use dynamic values to specify a specific date, hour, and minute: `{{Date}}` at `{{Hour}}:{{Minute}}` p.m.

Are you using the new Paragon connect (updated mobile)? This has many great additions and upgrades. On a mobile device you can use the same URL: rasm-sasi.paragonrels.com to access Paragon and then choose if you want full version or Paragon connect. Black Knight has changed the mobile to a true web application rather than just a mobile solution. Take a look if you haven't yet!