

MLS BUZZ

REALTOR® ASSOCIATION OF SOUTHERN MINNESOTA



DISCLOSURES AND DOCUMENTS FROM THE MLS NOW AVAILABLE IN TRANSACTIONDESK

Close

Create Transaction

Create

Name *

Template

- None -

Type

- None -

Import Data (optional)

RASM MLS

Single Family

MLS Number

You asked and we delivered. Disclosures and other documents within a listing in Paragon are now pulled into a Transaction in TransactionDesk. All you need to do is to input the RASM MLS number when creating a transaction and data and documents pull over.

IN THIS ISSUE

DISCLOSURES AND TRANSACTION DESK

SHOWING TIME NOTIFICATIONS

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**PARAGON UPCOMING RELEASE
COMMERCE VIOLATIONS
MLS VALUE**

SUPPORT INFO

Showing reminder

Educate your sellers; people will be coming into their personal space. Remind them to consider things such as photos they have out, valuables weapons, bills or prescriptions that may have personal information on them.

ARE YOU USING THE FREE TOOL OF THE "HOMESNAP" APP?

[CLICK HERE TO REGISTER.](#)

THIS APP ALLOWS YOU TO COLLABORATE WITH CONSUMERS THROUGHOUT THE HOME BUYING OR SELLING PROCESS. EASY MOBILE CMA'S, KEEP YOUR LEADS, MOBILE FRIENDLY.



Sending Mass Notifications in Showing time:

You can send an email blast, price notification, open house, final offer deadline or another type of message from the listing activity report in ShowingTime. The notification can be for those agents that have viewed your listing or you can add email addresses manually.

[Click here](#) for short video on mass notifications.

Do you know these RASM MLS Rules?

1. Can you publicly advertise a withheld listing?
2. Are you able to show a property in the Temporary Not Available to show status?
3. How long do you have to update a status change to a listing?
4. Does the primary photo have to be of the front exterior of the home?

Answers:

1. No, withheld listings can only be marketed within your firm/office.
2. No, TNAS listings may not be shown by anyone.
3. Two (2) business days.
4. The primary photo is to be of the exterior of the home; it is not specified it is to be the front.



[ListHub MLS February 2023 Report - Click Here](#)

[Realtor.com February 2023 Traffic Report - Click Here](#)

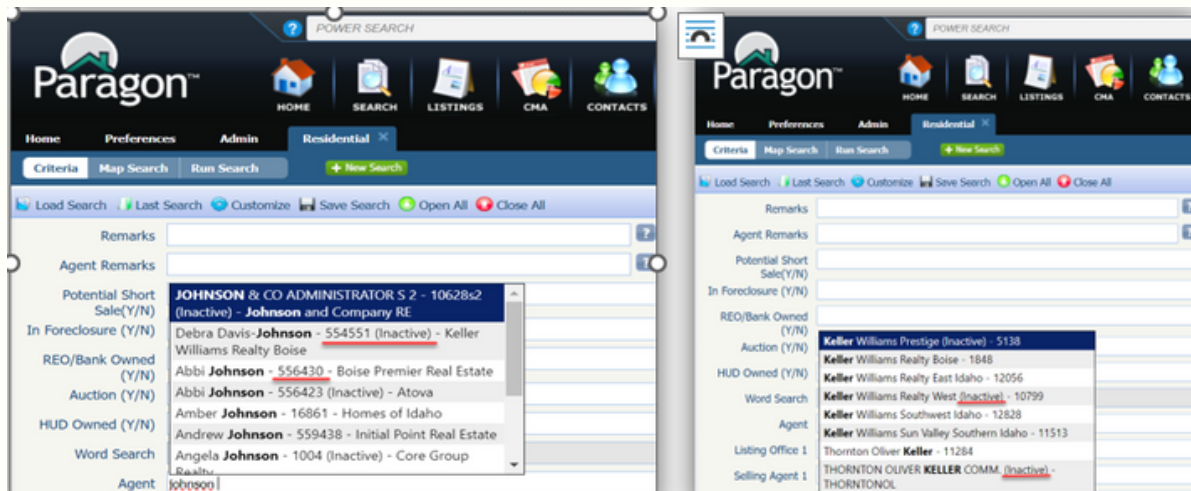
[TrustFunds Usage Stats February 2023 - Click Here](#)

[RASM Monthly Market Reports - Click Here](#)

WHAT'S NEW IN THE NEXT PARAGON RELEASE ON MARCH 28

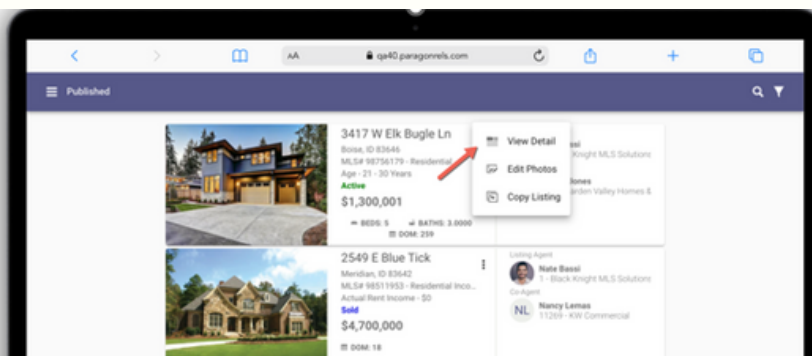
PROPERTY SEARCH AGENT AND OFFICE FIELD AUTO-COMPLETE ENHANCEMENTS:
WE HAVE MADE CHANGES TO ALL PROPERTY SEARCH AGENT DROPDOWN FIELDS SO THAT THEY NOW DISPLAY THE AGENT'S USER CODE AND WHETHER THE AGENT IS INACTIVE. THE LIST WILL SORT BY FIRST AND LAST NAME, THEN STATUS WITH THE ACTIVE AGENTS APPEARING FIRST.

WE HAVE ALSO MADE A CHANGE TO ALL PROPERTY SEARCH OFFICE DROPDOWN FIELDS TO IDENTIFY THE INACTIVE OFFICES. THE LIST WILL SORT BY NAME THEN STATUS WITH THE ACTIVE OFFICES APPEARING FIRST.



COMING IN PARAGON CONNECT (THE MOBILE VERSION OF PARAGON)VIEW DETAIL – LISTING MAINTENANCE

WHILE VIEWING YOUR PUBLISHED LISTINGS WITH THE LISTING MAINTENANCE MODULE, YOU CAN NOW USE THE OVERFLOW MENU ON EACH LISTING TO PULL UP THE FULL LISTING DETAIL REPORT. THIS ALLOWS YOU TO QUICKLY EXAMINE THE LISTING INFORMATION.



Reminder:

- Licensed real estate agents can't waive their rights to disclose material facts; a disclosure alternative form may not be used if the agent is the owner of the property or has a financial interest in the property.

WORDS MATTER!

A reminder when you are advertising your services and your listings; you may not advertise other brokerages listings without their permission. Please review your advertising, including any "sponsorship" advertising you may do on social media. If the link says "click here to view all of my/our listings" the only listings that can be shown are those listed by the agent or brokerage; not similar properties listed by others. Those listings are not YOURS.

WHERE YOU DON'T WANT YOUR NAME ADVERTISED:

Everyone wants to get their name out and promote their business but remember you don't want your name listed on the Department of Commerce site for a violation.

Common violations include representation and access to properties. These are a few commerce violations:

- Performed acts as a buyer's representative without obtaining a signed buyer's broker agreement, in violation of Minn. Statute.
- Respondent provided prospective buyers unsupervised access to Respondent's seller client's property.

Additionally, Respondent failed to adequately respond to seller clients concerns regarding the unsupervised access and other real estate transactions matter.

These commerce violations may also be ethical violations.

SUPPORT INFO

Paragon Help Desk: 1-877-657-4357

Transaction Desk/Instanet: 1-800-668-8768

Supra: 1-877-699-6787

ShowingTime: 1-800-379-0057

Dept. of Commerce: 1-800-657-3978 or
licensing.commerce@state.mn.us

Trust Funds: support@trustfunds.us.com

Pulse Portal website: [Click Here](#)

RASM Office: 507-345-6018

admin@rasminfo.com - Membership Coordinator

jenny@rasminfo.com - MLS Director

deb@rasminfo.com - CEO

THE MLSs IN ACTION

Local broker marketplaces known as Multiple Listing Services (MLSs) connect buyers and sellers of real estate in the U.S. through their respective agents. MLSs gives first-time, low-income and other buyers better access to the American dream of homeownership while also exposing a seller's property to the greatest number of potential buyers.

WHAT THE MLS DOES FOR YOU:

Largest database of
available homes



Most up-to-date home
status information



Maximized visibility
of homes for sale



Verified, trusted,
detailed and accurate
property information



Facilitates cooperation
between buyer and
seller brokers



Equal opportunity for all
home buyers and sellers



Easy to find the agent
selling the home



Level playing field
between large and
small brokerages



A WORLD WITHOUT THE MLS:



No centralized source
of available homes



Outdated home
status information



Fewer homes for
buyers to choose from
on real estate websites



Unverified, inaccurate
and unreliable
property information



Buyers/sellers would
likely have to pay to list
on websites



Residents without access to
brokerages would have
fewer options



Inconsistent broker
information in listings
across marketplace



Markets become
broker-
controlled