

ABOUT THE PRIVATE LISTING DATABASE (PLD)

The Private Listing Database is a separate database of listings housed inside of connectMLS that features modified requirements for listings that need to remain private. It is an enhancement to connectMLS to allow MLS subscribers to comply with the requirements of NAR's Clear Cooperation Policy which requires that within one (1) business day of marketing a listing to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants.

Through 2020, education will take precedence over penalty. This means if you have a listing that does not conform with the policy's requirements, including entry into the PLD when appropriate, we will work with you to bring your listing into compliance rather than penalize you.

Private Listing Database Fields

The PLD only has a few required fields as well as additional optional fields. Below are the fields that are available in the PLD, with those required indicated in red:

- Field List for Private Listings
 - Property Type (Required)
 - Area (Required)
 - Street Number (Required)
- Street Directional
 - Street Name (Required)
- Street Suffix
- Unit Number (if applicable)
 - City (Required)
 - Zip Code (Required)
 - County (Required)
- Subdivision
- Total Bedrooms
- Total Bathrooms
- Total Garages
- Remarks (about listed property features)
- Agent Remarks (about showing availability, etc.)
- Photos (not mandatory)
- List Agent (auto-populated)
- List Office (auto-populated)
- Anticipated Activation Date
 - Expiration Date (Required)
- List Price (not mandatory)
- List Price Range Min and Max (not mandatory)
 - Cooperative Compensation (must be greater than \$0) (Required)
 - Can this information be shared with clients? (Required)

Additional Details About the Private Listing Database

- Listings entered into the PLD will be referred to as Private listings, while listings entered into the General database will be referred to as General listings
- Private listings are excluded from all data feeds (IDX, VOW, BBO, Syndication)
- Agent Only Report: No Client Reports, no Email Report to Client options for Private listings
- Private listings do not require a specific listing price. Options are no list price, list price, or list price range
- If a listing closes while private, it can be closed out in the Private Listing Database with sales price entry optional
- Photos are optional, not mandatory, for Private listings
- All SABOR MLS members have access to the Private Listing Database
- No ShowingTime is available for Private listings; also, no deep links to CRS Data or ShowingTime

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- The addition of the Clear Cooperation Policy to the MLS Rules only applies to certain property types designated under Residential: Single Residential, Condominium, and Multi-Family 2-8 units
- Full General listing fields are accessible for input but not required for Private listings
- Private listings will replace the function of Scheduled listings
- Private listings may remain in Private status until their expiration date; there is no requirement for transitioning the listing to a General listing
- Days on Market/Cumulative Days on Market do not accrue for listings in the PLD or on Reports
- Listing history will show accurate data including list date from both the Private and General databases
- If showings are not permitted, that means no one is permitted, including your own clients
- Co-listing with a non-member does not negate requirements of the Clear Cooperation Policy for SABOR MLS agents and brokers
- If a property has multiple zonings, the listing agent can pick which would apply. Dual zoned listings may be entered in multiple property types as applicable at the agent's discretion (not required)

Education and Training for MLS Subscribers

- Education will be prioritized over penalty, meaning through 2020 we will work with you to bring your listing into compliance rather than penalizing you
- Jurisdiction of enforcement will be for properties within SABOR's nine county region
- Training including webinars, live in-person sessions, FAQ's and office visits will all be part of the education to members to ensure understanding of the expectations and use of the Private Listing Database
- Once a launch date for the PLD is set, this will be communicated to members along with further details on training options

Education for Sellers

Education for sellers will consist of:

- Revised Texas REALTORS® Listing Agreement (Exclusive Right to Sell) TXR 1101
- Revised Texas REALTORS® Exclusive Agency Addendum to Listing TXR 1403
- Resources for agents to share with their clients about the value of MLS, obligations of the Clear Cooperation Policy including FAQ's, and what the use of the Private Listing Database means for sellers