

**1.01 Clear Cooperation.** *Within one (1) business day of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants. Public marketing includes, but is not limited to, flyers displayed in windows, yard signs, digital marketing on public facing websites, brokerage website displays (including IDX and VOW), digital communications marketing (email blasts), multi-brokerage listing sharing networks, and applications available to the general public. (Adopted 4/2020) M*

*Note: Exclusive listing information for required property types must be filed and distributed to other MLS Participants for cooperation under the Clear Cooperation Policy. This applies to listings filed under Section 1 and listings exempt from distribution under Section 1.5 of the MLS rules, and any other situation where the listing broker is publicly marketing an exclusive listing that is required to be filed with the service and is not currently available to other MLS Participants.*

**1.5 Exempted Listings.** If the seller refuses to permit the listings to be disseminated by the service, the Participant may then take the listing (Office Exclusive) and such listing shall be filed with the service but not disseminated to the Participants. Filing of the listing shall be accompanied by certification signed by the seller that he/she does not desire the listing to be disseminated by the service.

*Note: MLS Participants must distribute exempt listings within (1) one business day once the listing is publicly marketed. See Section 1.01, Clear Cooperation M*

**2.4 Right of Cooperating Broker in Presentation of Offer.** The cooperating participants *broker or his representative* has the right to participate in the presentation of any offer they secure to purchase or lease to the seller or lessor *of any offer he secures to purchase or lease*. They *He* do not have the right to be present at any discussion or evaluation of that offer by the seller or lessor and the listing broker. However, if the seller or lessor gives written instructions to the listing broker that the cooperating broker not be present when an offer *the cooperating broker secures is presented*, they procure are presented, the cooperating broker have the right to a copy those *the seller's or lessor's written* instructions. This policy is not intended to affect listing brokers' right to control the establishment of appointments for presentation of offers. *None of the foregoing diminishes the listing broker's right to control the establishment of appointments for such presentations.*

Where the cooperating broker is not present during the presentation of the offer, the cooperating broker can request in writing, and the listing broker must provide, *as soon as practical*, written affirmation stating that the offer has been submitted to the seller, or written notification that the seller has waived the obligation to have the offer presented. (Rev 2/19, 4/2020) M