Compliance Requirements
for the Use of the RAE's MLS® System Data

MLS® Listing Number

a. If the listing was listed and/or sold on the RAE's MLS® System, the MLS® listing number must be presented in detail views of the listing.

Listing Agent and Brokerage Recognition

a. Display the listing brokerage name and the full name of the primary listing agent and any additional information that is required by provincial and federal law/regulation.

b. The listing agent and brokerage recognition must be prominently displayed in text large enough for a consumer to easily read, and appear with the RAE's MLS® System data and e.g., not requiring consumers to click on any hyperlinks, etc.

Copyright and Disclaimer

a. The display requirement for RAE data feed subscribers requires all pages and views containing the RAE's MLS® System Data or derivative works thereof to display the following statements:

    I. "Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton."

    II. "Copyright [year] by the REALTORS® Association of Edmonton. All Rights Reserved."

b. The Application should also include other appropriate disclaimers necessary to protect the Licensee and/or the RAE from liability.

SIGN UP FOR EMAIL UPDATES   Your email address…   Sign Up

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton. Copyright 2020 by the REALTORS® Association of Edmonton. All rights reserved.
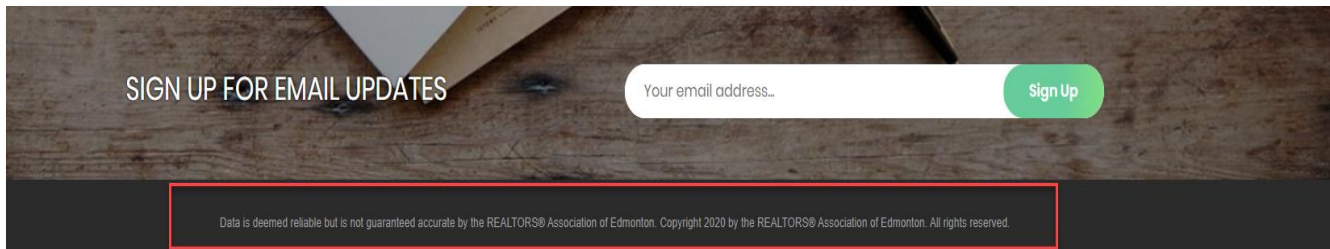
*Copyright and Disclaimer Example*

Software Characteristics

To minimize the demand that users, using the Application, might place upon the Association's technology resources, the Licensee agrees that the Application shall limit the amount of MLS® System data that it draws from the MLS® System database as follows:

a. If the Application pulls live data from the MLS® System database during Business Hours in accordance with the following restrictions:

    (1)   Records – 1,500 per query, and

    (2)   Images – 1,500 per query.

b. If the Application pulls data from the MLS® System database to a Parallel Server for queries, the transfer of data from the MLS® System database to the Parallel Server will not be limited providing that it is done outside of Business Hours.

Queries which may be viewed by an End User from the MLS® System database or the Parallel Server in accordance with the following restrictions:

    (1)   Records – 1,500 per query, and

    (2)   Images – 1,500 per query.

c. The same rule does not apply to the number of listings represented on maps.

Maximum 50 on a given search page; narrow down criteria if search results in more than 1,500 records. Either way only can present a result of 1,500 maximum. But we do allow third parties to display the total number of listings count for search results.
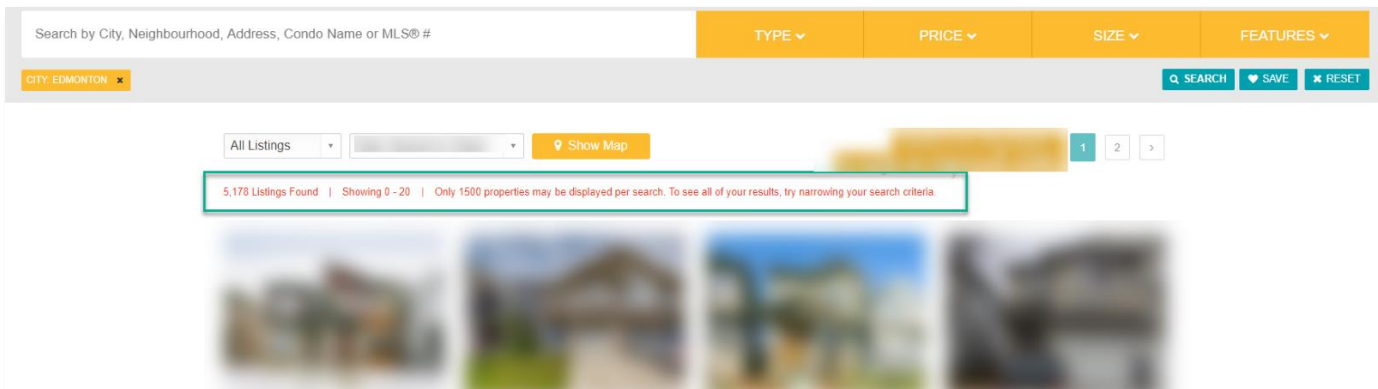
Example: 5,178 Listings Found | Showing 0-20 | Only 1500 properties may be displayed per search. To see all your results, try narrowing your search criteria

Data Freshness

a. A viewer of the data must be presented with a timestamp or similar indication of the time period since the data was last updated and considers the viewer's time zone. *This is a RECA Advertising Guideline.

b. *Days on Market (DOM)* as provided by the RAE's MLS® System, cannot be presented to the end user. An end-user may instead be presented with *Days on the [website]* or *Days on System*.

c. The data must be updated at least once every 24 hours.

Listing information last updated on March 9th, 2020 at 4:16pm CDT.

Data Freshness Example

Co-mingling of data

a. Exclusive listings are permitted to be displayed alongside MLS® listings, as long as it is made clear that they are <u>exclusive.</u> A "Featured" label would not be acceptable.

b. Data not originating from the RAE's MLS® System is permitted to be displayed alongside MLS® System data as long as the source from which the external data is obtained is identified clearly.

Accuracy of Data

a. All data displayed on the Application shall be displayed correctly in its entirety and may not be changed.

Example: the number of bathrooms is encoded as a floating-point number with the number of full bathrooms indicated by the integer to the left of the decimal point and the number of half-bathrooms indicated by the integer to the right of the decimal point. If the Application rounded the number of bathrooms from 1.2 to 1, the Application would incorrectly show that the property listed only had one full bathroom and no half bathrooms.

Altering Data

a. A Member is only permitted to augment their own listing data.
b. Hover effects are allowed.
c. In general, any MLS® System data must not be altered. This includes adding items over top of images, such as banners, icons, etc. The RAE will not enforce if the following items are added over images to enhance the user experience, within reason, and in accordance with CREA's DDF® practices. **However, if a member files a complaint against the overlays, the RAE must ask these enhancements to be removed within the time period specified in the enforcement process.** Such a compliance infraction will not be counted towards the infraction process.

    I. Elements allowing the user to navigate easier through available listing photos (e.g., arrows, number of photos).
    II. Factual, objective property details.
    III. Copyright and disclaimers of CREA or the RAE.
    IV. Direct or indirect reference to the time period the listing was on the platform's system and/or update timestamp of the listing being last updated.

d. **No advertising** may be visible on a page displaying any portion of the listings of other Participants, except the name, address, phone number, and company logo of the Participant operating the website. The name, address and phone number of the non-principal or Associate operating the website (where such websites are permitted), and any other information required by provincial law or regulation, is not prohibited advertising.

Confidential Information

a. Where the RAE permits persistent downloading of the MLS® System database for display or distribution on the Internet or by other electronic means, the RAE requires that Licensees must obey flags that restrict the display of certain data fields or the listings of Brokerages who have opted out.
b. It is your responsibility to obey the following flags and **NOT** display

    I. Any listings where their **Internet Display Y/N flag is set to the value 'N'.**
    II. Addresses of listings with their **'Display Address Y/N' flag set to the value 'N'.** These listings may still be found in searches located on a map at the center of the listing's postal code, or at the centre of the nearest municipality.
    III. Commissions
    IV. Private remarks
    V. Seller's name(s)
    VI. Any confidential information

Comments and Reviews about Listings

a. Applications shall not allow consumers to write comments or reviews about a particular listing or display a link to such comments or reviews about a particular listing.

Additional Requirements for VOW

a. Must comply with Rules in VOW Section of Rules and Regulations.
b. Fields exclusive to the VOW must only be made available according to the conditions for using the VOW.
c. Feed for VOW use cases do not include agent or brokerage data for off market records.
d. Requires password protection for prospective clients to view enhanced data.
e. The use cases on a VOW must be clarified. E.g., stats report, automatic flagging of sold properties of website owner.

Reporting Requirements by Member Technology Vendors

a. A full list of clients must be provided: EITHER whenever a new client member is added, terminated or changes are made; OR on the first business day of every quarter, whichever is earlier.