

REALTOR® ASSOCIATION OF ACADIANA
MLS Committee
January 24, 2023
Minutes

PRESENT: Eloise Gauthier, David Gleason, Jacquelyn Cain Gleason, Amel Kates, Joe Hesterly, Elena Ladmirault, Kim Lafleur, Merrie Chris Leger, Brandi McKnight, Lisa Sheppert, Claire Schexnayder, Ken Simeral, Helen Thibeaux, and Angi Trahan

ABSENT: Judy Garber

ALSO PRESENT: Amber Parker and Susan Holliday

The meeting was called to order by Angi Trahan at 9:03 a.m.

- **Motion to approve the minutes from the December 6, 2022 meeting.** The motion was seconded and passed.

NEW BUSINESS

1. **Residential Listing Agreement Updates.** Motion to add zip code, line in front of assumption, move lines 36 & 37 to line 35 and bump down current line 35 accordingly, change the end of line 127 to say "all contact information", remove space between line 178, correct line after 211 to say 212, switch signature lines with print lines, add broker address and phone number on lines 234 & 235. The motion was seconded and passed.
2. **Land Listing Agreement Updates.** Motion to update the land listing agreement to mirror the format and changes on the new residential listing agreement. Angi Trahan to appoint a task force to review the form and make necessary changes. Motion was seconded and passed.
3. **Inspection Response Forms.** Motion to review the NOMAR inspection response forms and make any necessary changes to the RAA inspection response forms. Angi Trahan to appoint a task force to review the forms and make necessary changes. Motion was seconded and passed.
4. **Contingency Addendum Update.** Motion to review both contingency forms in Transaction Desk and combine into one form or rename the forms. Angi Trahan to appoint a task to review the current forms and make any necessary changes. Once a new form is agreed upon, said form will replace both the current forms and the old will be deleted out of Transaction Desk. Motion was seconded and passed.
5. **Policy on Adding Forms.** A motion was made for all requests for new or replacement forms must be brought to the MLS Committee and approved by said committee before being loaded into Transaction Desk. Motion was seconded and passed.

- a. It was agreed that we do not need three versions of the RAA Inspection Response in Transaction Desk and Amber will have the two forms labeled Buyer Response and Seller Response removed, only leaving the form that includes all 3 in one.
- 6. Adjust 5 Picture Rule for Auction Properties.** It was agreed that there are situations where one cannot access a property that is listed for auction until after the property has been purchased. Motion was made for Amber to create an exemption form that will be held on file with the RAA for said property where access is not granted. Motion was seconded and passed.
- 7. Policy Regarding Scammers.** Recommended that all agents post clients they feel other realtors should be leery of on the RAA Talk Facebook group. Also, brokers should utilize the complimentary contact list of all members, especially their agents, to communicate any issues.
- 8. FHA 203K.** Due to the lengthy amount of financing types it was decided that it will not be added to the financing or sold terms in MLS. However, it is recommended that agents add differentiating financing in the realtor remarks upon closing out a property.
- 9. Package Homes.** Flex MLS can add a subcategory under the Multi-Family category in MLS for package homes. They can also add a field for additional parcels giving agents the ability to add in all parcels for each property in the package. The group decided that they want more information from Flex to see how this would work and we will look at that in our next meeting.
- 10. Commercial Picture Rule.** Request was made to look into updating the picture rule for commercial to mimic the 5 picture rule for residential. The discussion was tabled until our next meeting.

There being no further business, the meeting adjourned at 10:28 a.m.

Minutes submitted by:

Amber Lee Parker

Amber Parker, MLS Director