

ROAM MLS Violation & Fine Categories

The following fines and penalties have been designated by the ROAM Board of Managers to be handled administratively. The Administrative Sanctions below are automatic and will be added to the Participant or Subscriber's account in accordance with the ROAM Rules & Regulations.

Administrative Sanctions¹

Minor Violations mean rule violations relating to listing information provided by a participant or subscriber.

Fine Amount: \$50

Moderate Violations mean rule violations relating to the public display of listings and related branding violations.

Fine Amount: \$100

Severe Violations mean rule violations relating to cooperation with fellow participants or subscribers, mandatory submission of listings to the service, and misuse of the MLS system or data.

Fine Amount: \$250

Buyer Representation Agreement Violations mean NAR policy 8.13 (ROAM Section 5.0.2), which requires a written buyer agreement, was not followed.

1st Offense Fine Amount: \$1,000 *

2nd Offense Fine Amount: \$2,500 *

3rd Offense: The Subscriber or Participant's MLS access shall be turned off for 90 days. *

* ROAM Shareholders will report the offense to the Louisiana Real Estate Commission.

Offers of Compensation mean NAR Policy 8.11 (ROAM Section 5) disallowing any offer of compensation, commission, bonus, or other consideration to the Buyer's Representation made within the MLS.

1st Offense Fine Amount: \$1,000

2nd Offense Fine Amount: \$2,500

3rd Offense: The Subscriber or Participant's MLS access shall be turned off for 90 days.

¹ These Administrative Sanctions do not prohibit the ROAM Board of Managers from imposing additional discipline for violations of Louisiana REALTORS or the National Association of REALTORS rules and regulations. Any additional findings of violations and discipline administered by the Board of Managers will also be handled in accordance with these rules and regulations and above stated policy.

Coming Soon Showing Violations mean any showing of a property while it is in the coming soon status (ROAM Section 1.E.b). Citations will be issued independently to Listing Agents who allow showings and Buyer's Agents who provide access to a property listed as Coming Soon. Fine Amount: \$1000 per incident

Hearings are a formal peer review and may be voluntary or mandatory. There is a \$300 filing fee for hearings that will be refunded if judgment is found in favor of the participant or subscriber.

Correctable Violations are violations that can be corrected. Minor Violations that can be corrected will receive a Notice of Violation - Warning (NV-W). If corrected within two (2) business days, the fine amount may be waived for first-time violations.

Automatic Fine Violations are Minor Violations that can not be corrected or Moderate/Severe Violations. These violations will receive a Notice of Violation Fine Amount.

Failure to Remedy is the failure to correct or resolve a violation. Upon receipt of a Notice of Violation, all violations must be remedied within three (3) business days. Failure to remedy the violation will result in progressive sanctions and may include suspension or expulsion from the MLS.

Repeat Violations are the recurrence of a violation within the last 365 calendar days. The MLS may determine a similar violation to be a repeat violation. Repeat violations will result in progressive sanctions and may include suspension or expulsion from the MLS.

Reconnect Fees are the costs related to the reconnection of services after the violation resulting in a suspension or expulsion of services has been resolved. Fees may include outstanding amounts due and other charges related to reenabling services and system logins.

Progressive Sanctions are an increase in the fines and penalties for lack of remedy or for repeating the violation.

Sanction Level 2 is either the failure to remedy a violation within three (3) business days or a second occurrence of the violation within 365 calendar days. Level 2 sanctions will result in a doubling (2x) of the original fine amount, irrespective of prior waived violations, and may require additional training for the subscriber or participant.

Sanction Level 3 is either the failure to remedy a violation within six (6) business days or a third occurrence of the violation within 365 calendar days. Level 3 sanctions will result in a quadrupling (4x) of the original fine amount, irrespective of prior waived violations, and may include training requirements for the subscriber and participant.

Additional Occurrences are either the failure to remedy a violation within nine (9) business days or more than three (3) occurrences of the violation within 365 calendar days. Additional occurrences will result in eight times (8x) the original fine amount, a required thirty (30) days suspension, and a required hearing with the possibility of expulsion from the MLS.

Training Options and Requirements

Certain citations may be resolved by training related to the violation. Depending on the particular citation, training may be an option instead of a fine, or training may be required.

Citations by Rules & Regulation Sections

The following list provides specific guidelines for the named sections from the ROAM Rules & Regulations. As valuable items are identified, they will be added to this list. This list is not an all-inclusive list of possible citations.

Section	Level	Warning (NV-W)	Correctable	Description
1	Severe	No	No	Failure to submit listings or failure to submit in a timely manner
1.2	Minor	Yes	Yes	A listing submitted to the Multiple Listing Service shall be complete in every detail.
1.2	Minor	No	No	A participant cannot enter a property more than once into the same property type.
1.2 A-C)	Moderate	No	Yes	Contact information may only be placed in fields designated for contact information or REALTOR Remarks.
1.2 C)	Minor	Yes	Yes	The minimum number and types of photos were not included in the listing.
1.2 D)	Severe	Yes	Yes	Failure to submit Property Disclosure Documents (PDD's) or failure to submit Property Disclosure Documents in a timely manner (Three Business Days):
1.2.0	Minor	Yes	Yes	Participants and subscribers are required to submit accurate listing data and required to correct any known errors.

1.3	Severe	No	Yes	Exempted listings shall be filed with MLS and accompanied by appropriate disclosure & certification.
1.4	Minor	No	No	Failure to report changes in timely manner (One Business Day)
1.5	Severe	No	No	Cancellation prior to expiration without authorization. Cancellation and Relisting a property.
1.6	Severe	Yes	Yes	Failure to report any contingency in a listing.
1.A	Severe	Yes	Yes	Failure to provide listing contracts & documentation. (One Business Day)
1.E.b	See Above	No	No	Showing or providing access to a Coming Soon listing
1.E.h	Severe	No	No	Coming Soon listing without written seller authorization
1.E.i	Moderate	No	No	Relist of a canceled or expired Coming Soon listing
2.A	Severe	No	No	Showings of the Listed Property shall be made in accordance with showing instructions as listed in the MLS.
2.5	Minor	No	No	Failure to report closed sales in a timely fashion. (One Business Days)
2.8	Minor	No	No	Failure to report sales in process and contingencies (One Business Day)
4.1	Moderate	No	Yes	Failure to display "Coming Soon" on for-sale sign
4.4	Moderate	Yes	Yes	Misuse of term "MLS" and "Multiple Listing Service"
4.A	Severe	No	No	Unauthorized use of listing content

4.B	Minor	Yes	Yes	Degrading listing content
5	Severe	Yes	Yes	Failure to disclose that compensation is negotiable.
5.02	See Above	No	No	Failure to enter into a written agreement with the buyer prior to touring a home.
5.1	Severe	Yes	Yes	Failure to disclose Participant as Principal or having ownership interest in listed property.
7.1	Minor	No	No	Failure to pay any service charge or fee within one (1) month of the date due.
7.A	Minor	Yes	Yes	Valid email address required
18	Moderate	Yes	Yes	Failure to meet IDX requirements
19	Moderate	Yes	Yes	Failure to meet VOW requirements