

Top 10 MLS Violations of 2022

1. Failure to Change Status – The biggest source of fine income to the MLS has been the failure of agents to close out a listing when it recorded with the county. You have 72 hours to change the listing to SOLD. Now's not the time to say "It's Miller Time". Close the listing in the MLS and then go party.
2. Place Holder – Happens frequently. In the rush to make a listing live, listing Agents put something in a required field and forget to change it. Things like PIN numbers, Subdivision names, Street names, and taxes. My favorite? "Dan, what should I put here." That one will get you a fine every time.
3. Missing Associated Documents for Rental Income – The MLS looks for rental support documents every day AND we find quite few that are missing. Why do we require these documents? Some Agents will "enhance" the rental numbers to show a more friendly "Estimated Rental Performance" field. Just know that the MLS is "made aware" of these listings.
4. Missing / Incorrect Area – Most agents get MLS Areas correct, but the MLS has had a large influx of agents from outside our area that can't tell if Pasquotank County is Oceanfront property or not. Always check Appendix 2 of the MLS Rules and Regulations for a clear definition of our areas.
5. Under Contract / Continue to Show status – Several times a month the MLS is asked if an agent can use U/C / SH status. The rule is you can only use it if the contract can be LEGALLY VOIDED BY THE SELLER. If the contract cannot be voided by the SELLER then the answer is NO!
6. Photos – The list is long:
 - a. Must be entered into the MLS within 72 hours. But understand that when the listing goes live in the MLS it's distributed to hundreds of MLS Syndicators. If you don't have at least a primary photo when the listing goes live – NO ONE LOOKS AT YOUR LISTING!
 - b. The primary photo of a single family home MUST be an exterior view of the property.
 - c. The subject property should be depicted in a manner that is clear to the viewer and that is not to be confused with other properties.
 - d. DO NOT USE copyrighted photos unless you have written permission. One issue this year was when the seller provided the photos of the property to their agent which had been copyrighted by the photographer who had been hired by another agent for a previous listing. The photos were copyrighted by the photographer and not owned by the seller. Ask your sellers if they own the photos.

7. Incorrect PIN Number – I know, I know, there are a lot of zeros in the PIN number for listings in Currituck County. You leave out one zero and the PIN number doesn't work anymore. The PIN number is linked to a number of features and reports in Paragon. If you get the PIN number wrong these features and reports do not work.
8. Wrong Zoning Code – This is a new one. Currituck and Dare Counties list the Zoning Code on the county websites. RES and Comm are not valid zoning codes. There are a lot codes with important differences. If you need help finding the codes, call the MLS and we will show you – once. [Zoning Codes](#)
9. Personal Promotion – Believe it or not, your listing includes your name, phone number and email address. There is no need to try to add it to the Brokers Notes, the virtual tour, or the remarks section. If your phone number does not show up next to your name in the listing then your preferences are not set up correctly. If you can't figure it out, I will help (all while rolling my eyes or slapping my forehead – but you won't see that part).
10. Incorrect County – Yep. Happens more times than you think. New Currituck County listing is entered into the MLS and it lists Dare County as the county of record.