08 25 10 Changes to Listing Display on the Internet

ARMLS® is implementing changes for **IDX** and **VOW**, in accordance with guidelines suggested or mandated by the National Association of REALTORS® (NAR) and approved by the ARMLS Board of Directors.

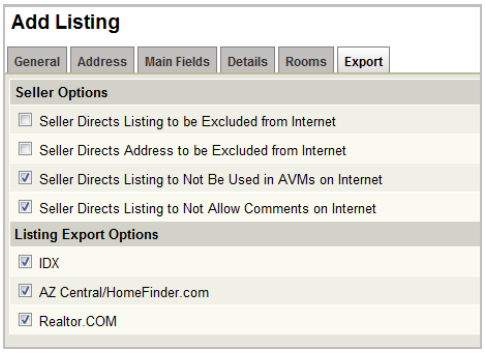
New Optional Fields on IDX and VOW:

Seasonal Furnished Rentals property type and Open House fields will be included in the Authorized Listing Fields, and made available for display by IDX and VOW operators on Broker and Agent Websites.

ARMLS authorized IDX and VOW vendors will be notified of the changes in a separate communication. Once implemented, anyone wanting to include this data on their IDX solution or VOW should contact their IDX or VOW provider.

New Seller Options:

ARMLS will implement seller option switches in flexmls to control the display of listings on sites that have an Automated Valuation Model (AVM) and/or a consumer comment feature. The controls will allow the Broker and agent to easily choose to allow listings to be displayed on sites with these features. You will see the options on the Export tab when inputting or editing a listing.



Exclusion of Certain Listings from IDX and VOW Display:

Brokers and agents are permitted to exclude the display of certain listings from their IDX solutions and VOWs based on objective criteria, such as location, list price, type of property, type of listing or cooperative compensation. However, cooperative compensation may ***NEVER*** be displayed on an IDX or VOW Website.

ARMLS will be providing cooperative compensation fields in the data for IDX purposes (they have always been available for VOWs) to allow Brokers and agents a mechanism to exclude listings based on the offer of compensation, if they choose.