

# IDX Policy Statement

(As Amended and Restated May 22, 2006)

## Introduction

The IDX Program permits MLS Participants who do not opt out of the IDX program (“IDX Participants”) to grant and receive permission to display each other’s active listings on certain public Internet websites. There is a presumption that all MLS Participants engaged in real estate brokerage consent to the Internet display of their active listings by other IDX Participants. However, any MLS Participant may opt out of the IDX Program by completing and returning to ARMLS an IDX Opt-Out Form.

This IDX Policy document contains additional rules and policies applicable to the ARMLS IDX Program. Exhibits 1 through 8, which accompany this IDX Policy, are hereby incorporated by reference as part of this Policy.

## Definitions

“**ADRE**” means Arizona Department of Real Estate.

“**ARMLS**” means Arizona Regional Multiple Listing Service, Inc.

“**ARMLS IDX Website**” is a website created, controlled and operated by ARMLS, or its designee. This website permits visitors gaining access to the site through IDX Broker and Subscriber websites to search the IDX Database and display and print reports including properties that match their search criteria.

“**IDX**” means Internet Data Exchange.

“**IDX Broker**” means a real estate broker, acting for him or herself or acting as the designated broker for an employing real estate company, who has not opted out of the ARMLS IDX program.

“**IDX Listing**” means an MLS listing listed by an IDX Broker that meets the four criteria stated below.

1. the property type is Residential for Sale, Residential Rental, Land and Lot, Commercial & Industrial Building for Sale, Commercial & Industrial Building for Lease or Multiple Dwelling;
2. the listing status is active or under contract accepting backup offers;
3. the property is listed by an IDX Broker; and
4. the Internet Display data field is not equal to ‘N’ (No).

Exhibits 2 through 7 show the approved IDX information for each of the property types.

“**IDX Database**” is the ARMLS compilation of all IDX Listings.

“**IDX Website**” means a site on the Internet, controlled or maintained by an IDX Broker, displaying IDX Listings.

“**MLS**” means the Multiple Listing Service operated by ARMLS.

“**Shared Listing**” means an IDX Listing that appears on an IDX Website if the listing broker for such IDX Listing does not own or control the IDX Website.

“**Subscriber**” means an active real estate licensee who participates in the MLS and who is licensed with an IDX Broker.

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### IDX Program Overview

The IDX Program, which is governed by this Policy, permits brokers who participate in the MLS to grant and receive permission to display each other's listings on public IDX Websites. While participation is presumed, a broker may elect not to participate in the IDX Program. Listings of brokers that opt out of the program shall be excluded from display on other broker's websites and brokers who have opted out may not display properties listed by other brokers on their websites. Any website that displays Shared Listings is subject to the rules and policies in this IDX Policy.

### Access to the IDX Database

ARMLS offers two methods for IDX Brokers to access the IDX Database. ARMLS has established a File Transfer Protocol ("FTP") site where the IDX Database can be retrieved. Access to the FTP site requires the completion of a FTP Site Access Agreement. This Site Access Agreement more fully explains the operation and technical aspects of the FTP site. IDX Brokers may also access the IDX Database by framing the ARMLS IDX Website. Any IDX Broker intending to use any other method for downloading or updating the IDX Database must obtain prior written approval of its proposed method from ARMLS. This approval will not be denied unless ARMLS in its sole discretion determines that the proposed method will result or is likely to result in violations of any ARMLS Policy or Rule, including this IDX Policy, or will have an adverse effect on the performance of the MLS system.

For Subscribers, the only method of accessing the IDX Database is by framing the ARMLS IDX Website. The FTP site is not available to Subscribers.

### Rules Applicable to the IDX Program

1. The ARMLS IDX program is an opt-out program. ARMLS presumes that all MLS Participants engaged in real estate brokerage consent to the Internet display of their active listings by other IDX Participants. However, any MLS Participant may opt out of IDX Program by completing and returning to ARMLS an IDX Opt-Out Form substantially in the form of Exhibit 1.
2. Exhibits 2 through 7 of this policy identify the authorized information for each property type that may be used and/or displayed on an IDX Website. The use and/or display of any other information is prohibited.
3. IDX Brokers must notify ARMLS of their intention to establish an IDX Website and shall make their IDX Website directly accessible to ARMLS staff for purposes of monitoring/ensuring compliance with applicable rules and policies.
4. Any listing in the MLS system that has the Internet Display field in the listing set to "No" and any listing listed by a broker who has opted out of the IDX program will be excluded from the IDX Database and may not be displayed on an IDX Website.
5. An IDX Broker may elect to display or not display non-mandatory fields for IDX Listings on such Broker's IDX Website. Mandatory fields must be displayed on all IDX Websites.
6. IDX Listings displayed on an IDX Website must be updated with current information at least once every three days.
7. An IDX Broker displaying all or any portion of the IDX Database must, at a minimum, display the date on which the information was last updated on the first screen where any IDX Listing information is displayed. ARMLS recommends that this date be displayed on all pages where IDX Listing information is displayed.

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8. The message “Information Deemed Reliable But Not Guaranteed” must appear on each screen of a website where any IDX Listings are displayed and on any printed report that includes IDX Listings.
9. The following copyright statement must appear on each screen and on each printed report that displays any IDX Listings: “Copyright 9999 Arizona Regional Multiple Listing Service, Inc. All rights reserved.” [Where 9999 is the current year].
10. The ARMLS logo, which is available from the ARMLS website at [www.armls.com](http://www.armls.com) (IDX Section), must be displayed on the screen and in printed reports beside each Shared Listing where the information is presented in a “Limited View” format. The logo is meant to identify Shared Listings. In addition, on any page where the logo appears, the following text must be displayed to identify the meaning of the logo: “Indicates a property listed by a real estate brokerage other than [insert your company name here].” For purposes of this Policy, “Limited View” means the display of listing information that includes six or fewer data fields.
11. The name of the real estate brokerage that has the property listed must be displayed on the screen and in printed reports for each property where the property information is presented in a “Full View.” The real estate brokerage name must be displayed in the same font size as the listing information. For purposes of this policy, “Full View” means the display of listing information that includes seven or more data fields.
12. An IDX Broker may not modify, enhance or manipulate a Shared Listing. In addition, listing information from other sources may not be combined with IDX Listings. For instance, property listings from other multiple listing services, for sale by owner properties and properties not in the MLS may not be combined with the IDX Database.
13. Participation in this IDX Program is limited to ARMLS brokers whose primary business is to list, sell, lease or manage real property.
14. An IDX Broker, at his/her option, may display the entire IDX Database or may exclude IDX Listings from display on their IDX Website based on objective criteria including, but not limited to, factors such as geography, list price, type of property or cooperative compensation offered by listing brokers. Listings or property addresses of sellers who have directed their listing brokers to withhold their listing or property address from display on the Internet (including, but not limited to, publicly accessible websites of VOWs) shall not be accessible via IDX Websites. Notwithstanding this prohibition, listing brokers may display on their IDX Website or their other websites the listing or property address of consenting sellers.
15. Any website that uses or displays all or any portion of the IDX Database must be controlled and supervised by an IDX Broker. When displaying IDX listings, an IDX Broker’s website must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface.
16. IDX Brokers must protect the IDX Database from misappropriation by employing reasonable efforts to monitor and prevent “scraping” or other unauthorized accessing, reproduction or use of the IDX Database. If an IDX Broker suspects “scraping” or any other modification of the data has occurred, that suspicion and any evidence must be reported in writing to ARMLS immediately.
17. ARMLS retains all right, title and interest in and to all information provided under the IDX Program. The use of any information must be in compliance with this Policy and with the MLS Rules. Except as provided elsewhere in this policy or in the MLS Rules and Regulations, an IDX Website or IDX Broker operating the IDX Website may not distribute, provide, or make any portion of the IDX Database available to any person or entity. IDX Data obtained via either the FTP or the framing access method may not be used for any purpose other than as contemplated under this Policy without the express written consent of ARMLS.

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18. Initially, ARMLS will not charge an IDX Broker a fee to retrieve the IDX Database using the FTP access method. Additionally, initially, ARMLS will not charge an IDX Broker or Subscriber for the right to frame the ARMLS IDX Website. However, ARMLS reserves the right at any time to charge a fee for either service to recover its costs to provide these services.
19. IDX Brokers and Subscribers are responsible for any and all costs incurred in connection with the development, operation and/or support of their websites.
20. IDX Brokers wanting to retrieve the IDX Database via FTP must execute an FTP Access Agreement. This Agreement can be obtained from the ARMLS website ([www.armls.com](http://www.armls.com)) in the ARMLS Forms and Documents section.
21. IDX Brokers and Subscribers agree to comply with all rules, laws and policies that are established by government agencies, including but not limited to ADRE, as they may be amended from time to time.
22. IDX Brokers and Subscribers agree to comply with all ARMLS rules and policies, as they may be amended from time to time.
23. Failure to comply with any ARMLS rule or policy governing the operation of the IDX Program will result in a \$500 fine, if the violation is not brought into compliance with the rules and policies within the required timeframe. Any fine assessed for a violation of IDX policies or rules shall be sent to the IDX Broker or Subscriber via certified mail. If the fine is not paid and if the violation is not brought into compliance with the IDX rules and policies within ten days of the date that such fine is mailed, the IDX Broker's or Subscriber's MLS service will be suspended until such time as the fine is paid and the violation is brought into compliance with the rules and policies.
24. The ARMLS Board of Directors may amend this policy and the rules that govern the IDX program from time to time.

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## Exhibit 1 IDX Opt-Out Form

### Purpose of Form

The IDX Program permits MLS Participants who do not opt out of the IDX program (“IDX Participants”) to grant and receive permission to display each other’s active listings on certain public Internet websites. **WHILE PARTICIPATION IN THE ARMLS IDX PROGRAM IS PRESUMED, A BROKER MAY ELECT NOT TO PARTICIPATE IN THE ARMLS IDX PROGRAM.**

This form must be completed and returned to ARMLS for an MLS broker to opt out of the ARMLS IDX Program. If a broker opts out of the IDX Program, all of the listings for his/her firm will be excluded from display on other IDX Brokers’ websites. In addition, the broker opting out may not display listings of other brokers on his/her website without specific permission from ARMLS, and all agents licensed with the broker are ineligible to participate in the IDX program.

Completed forms may be mailed to ARMLS at 110 S Priest Drive, Tempe, AZ 85281 or may be faxed to ARMLS at 602-381-1973.

(Please Type or Print)

Firm Name: \_\_\_\_\_

Firm Office ID(s): \_\_\_\_\_  
(List All Office ID’s for the Firm)

Firm Street Address: \_\_\_\_\_

Firm City, State, ZIP: \_\_\_\_\_

Firm Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Designated Broker’s Name: \_\_\_\_\_

E-mail address: \_\_\_\_\_

I am the Designated Broker/MLS Participant for the Firm listed above. I represent that I have authority to execute this form on behalf of my own office and all other offices (if any) listed above. By opting out of the IDX Program, I understand that my Firm is not allowed to display other brokers’ listings on my Firm’s website, properties listed by my Firm will not be displayed on websites operated by brokers participating in the IDX program, and all licensees affiliated with my Firm may not display other brokers’ listings on their websites.

Signature: \_\_\_\_\_  
(Designated Broker/MLS Participant)

Printed Name: \_\_\_\_\_

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## Exhibit 2 Authorized IDX Listing Fields RESIDENTIAL

*Listing Number	Utilities
Area Number	Water
Map Code/Grid	Sewer
House Number	Fencing
Compass Point	Mobile Home Features
Street Name	Property Description
Street Mode	Horses
Unit Number	Lot Size
City	Photograph (Primary Only)
Zip Code	Marketing Name
Building Number	Planned Community Name
Elementary School	Taxes
Junior High School	Tax Year
High School	Listing Agent 2 Name
Elementary School District Number	Subdivision
High School District Number	
Year Built	
Builder	
Model	
Listing Agent 1 Name	
*Listing Office Name	
Listing Office Telephone Number	
List Price	
Dwelling Type	
Ownership	
Architecture	
Building Style	
Approximate Square Foot Range	
Bedrooms	
Baths	
Master Bathroom	
Additional bedroom Information	
Fireplace	
Pool – Private	
Spa – Private	
Pool – Community	
Dining Area	
Kitchen Features	
Other Rooms	
Features	
Exterior Features	
Parking	
Roofing	
Unit Style	
Cooling	
Heating	
Energy Features	

\* Indicates Mandatory Field That Must Be Displayed

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### Exhibit 3 Authorized IDX Listing Fields RESIDENTIAL RENTAL

\*Listing Number

Area Number

Map Code/Grid

House Number

Compass Point

Street Name

Street Suffix

City

Zip Code

Elementary School

Junior High School

High School

Elementary School District Number

High School District Number

Year Built

Listing Agent 1 Name

\*Listing Office Name

Listing Office Telephone Number

Lease Price

Dwelling Type

Architecture

Building Style

Approximate Square Foot Range

Bedrooms

Baths

Master Bathroom

Additional bedroom Information

Fireplace

Pool – Private

Spa – Private

Pool – Community

Dining Area

Kitchen Features

Other Rooms

Features

Exterior Features

Parking

Roofing

Unit Style

Cooling

Heating

Energy Features

Utilities

Water

Sewer

Fencing

Mobile Home Features

Property Description

Horses

Photograph (Primary Only)

Marketing Name

Furnished

Pets

Listing Agent 2 Name

Subdivision

\* Indicates Mandatory Field That Must Be Displayed

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### Exhibit 4 Authorized IDX Listing Fields LAND AND LOTS

Subdivision

\*Listing Number

Area Number

Map Code/Grid

Street Number

Compass Point

Street Name

Street Suffix

City

Zip Code

For Sale or Lease

Lot Number

Elementary School

Junior High School

High School

Elementary School District Number

High School District Number

Listing Agent 1 Name

\*Listing Office Name

Listing Office Telephone Number

List Price

Existing Land Use

Zoned Presently

Parcel Size

Land Features

Water

Sewer

Electric

Gas

Utilities

Water

Sewer

Fencing

Horses

Lot Size Dimensions

Approximate Total Acreage

Approximate Total Acres Gross/Net

Photograph (Primary Only)

Marketing Name

Vegetation

Potential Use

Listing Agent 2 Name

\* Indicates Mandatory Field That Must Be Displayed

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### Exhibit 5

#### Authorized IDX Listing Fields

#### COMMERCIAL & INDUSTRIAL BUILDINGS FOR SALE

\*Listing Number

Area Number

Map Code/Grid

House Number

Compass Point

Street Name

Street Suffix

City

Zip Code

Total Approx. Square Feet Bldg.

Total Approx. Square Feet Land

# Covered Parking Spaces

# Uncovered Parking Spaces

Zoning

Listing Agent 1 Name

\*Listing Office Name

Listing Office Telephone Number

List Price

Building Type

Photograph (Primary Only)

Listing Agent 2 Name

\* Indicates Mandatory Field That Must Be Displayed

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### Exhibit 6

#### Authorized IDX Listing Fields

#### COMMERCIAL & INDUSTRIAL BUILDINGS FOR LEASE

\*Listing Number

Area Number

Map Code/Grid

House Number

Compass Point

Street Name

Street Suffix

City

Zip Code

Type of Property

Total Approx. Square Feet Bldg.

Year Built

# Covered Parking Spaces

# Uncovered Parking Spaces

Zoning

Space Divisible (Y/N)

Annual List Price

Annual Lease Price/Sq. Ft.

Monthly Lease Price

Monthly Lease Price/Sq. Ft.

Lease Type

Lease Years Range

Listing Agent 1 Name

\*Listing Office Name

Listing Office Telephone Number

List Price

Building Type

Type of Lease

Stories

Photograph (Primary Only)

Listing Agent 2 Name

\* Indicates Mandatory Field That Must Be Displayed

## IDX Policy

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### Exhibit 7 Authorized IDX Listing Fields MULTIPLE DWELLINGS

\*Listing Number  
Area Number  
Map Code/Grid  
House Number  
Compass Point  
Street Name  
Street Mode  
Unit Number  
City  
Zip Code  
Building Number  
Elementary School  
Junior High School  
High School  
Elementary School District Number  
High School District Number  
Year Built  
Listing Agent 1 Name  
\*Listing Office Name  
Listing Office Telephone Number  
List Price  
Project Type  
Ownership  
Community Amenities  
Parking  
Heating  
Cooling  
Heating  
Water  
Sewer  
Electric  
Gas  
Fencing  
Exterior Amenities  
Interior Amenities  
Total Number of Units  
Total Number of Spaces  
Photograph (Primary Only)  
Marketing Name  
Listing Agent 2 Name

\* Indicates Mandatory Field That Must Be Displayed