

Article 5.3: Optional Listing Types

Section 3: Optional Listing Types

The following classifications of property may be placed with Stellar MLS at the option of the Participant, however listing, if entered, must be in compliance with the Rules and Regulations:

- PreConstruction and New Construction Properties
- Commercial Sale and Commercial Lease
- Business Opportunity Listings. If entered, Business Opportunity listings are not required to input a business address, driving directions or submit a photo.
- To comply with the Stellar MLS listing photo rules, [click here](#) to download a stock photo to add to your listing. (see [Article 4.5](#) for more info)
- Properties personally owned by Participants or Subscribers where the owner is the listing agent are optional. This does not apply to properties owned by a business entity.
- Rental Properties (short or long term)
- Fractional Listings. A Fractional listing, wherein the buyer(s) will receive a recorded deed may be submitted to the MLS by the Participant. Several types of legal restrictions can apply to fractional ownership: state real estate law, local real estate law, private deed restrictions and federal/state and securities law. Rules upon Entry into MLS: If a Participant chooses to enter a Fractional Listing into the MLS:
 1. "Fractional" under the "Ownership" field must be selected
 2. "Public Remarks" must include the words "Fractional Ownership and the number of shares included/total shares in the first line of remarks.
 3. Fractional listings must be entered on the residential (RES) profile sheet.
- Joint Listings. When a Participant jointly lists a property with another Participant, the following rules apply:
 1. Only one Participant of the MLS may submit the listing to the MLS.
 2. The listing Participant is solely responsible for the terms and conditions of the listing, including but not limited to, the offer of compensation to cooperating Participants.
 3. The listing must be of a type permitted by the MLS and conform to all rules, regulations, and policies of the MLS.
 4. The agent who is listing the property in the MLS must have written authorization from the other listing broker permitting the listing to be placed in our MLS
 5. The agent who is listing the property in the MLS must have written authorization from the seller authorizing the joint listing of the property.
- Sold Data For Entry Only Listings. These entries are optional; however, Participants must adhere to the following guidelines.
 1. The listing cannot be uploaded until the transaction has closed.
 2. Sales must be loaded within 30 days of the closing date.
 3. Must upload one front exterior photo.