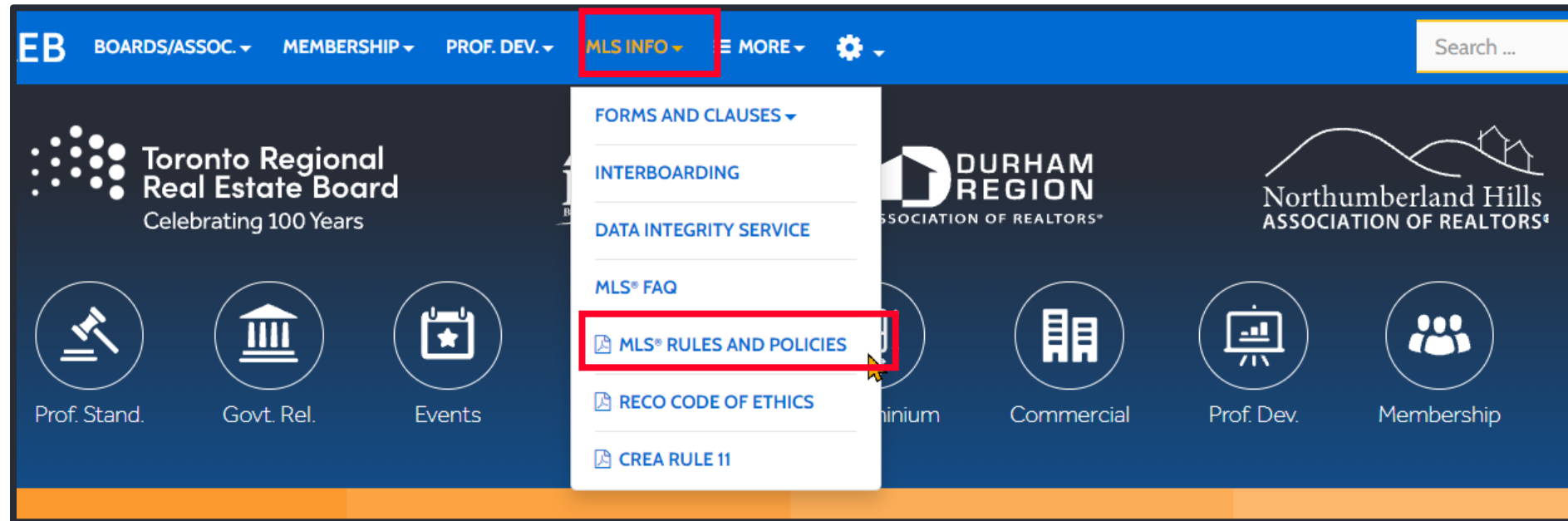




A Comprehensive Review of MLS® Rules



TRREB's MLS® Rules and Policies



EFFECTIVE JANUARY 1, 2006 AND AMENDED EFFECTIVE
MAY 12, 2011 AND ALL PRIOR MLS® RULES AND POLICIES ARE THEREFORE REVOKED

VIRTUAL OFFICE WEBSITE (VOW) RULES AND POLICIES
EFFECTIVE NOVEMBER 15, 2011 AND AMENDED EFFECTIVE SEPTEMBER 18, 2018

THE MLS® RULES AND POLICIES ARE PUBLISHED ALONGSIDE CREA RULE 11 AND
RECO CODE OF ETHICS FOR ALL MEMBERS OF THE TORONTO REGIONAL REAL ESTATE
BOARD

MLS® RULES AND POLICIES



MLS® Rules Simplified

TREB

BOARDS/ASSOC. ▾

MEMBERSHIP ▾


PROF. DEV. ▾

MLS INFO ▾


≡ MORE ▾

⚙️ ▾


Search ...




Toronto Regional
Real Estate Board




BREM
Brampton Real Estate Board




DURHAM
REGION
ASSOCIATION OF REALTORS®




NHAR
Northumberland Hills
ASSOCIATION OF REALTORS®




Education



Prof. Standards



Govt. Rel.



Events

MLS® Rules Simplified

File a Complaint

Receiving a Complaint

FAQ

Resources

MLS® Rules Simplified

Discover what you need to know about TRREB MLS® Rules & Policies impacting your business. Catch a breakdown of requirements on mandatory fields, signing amendments, published information and more.

What You Need to Know About Showings

How to Handle Suspended and Terminated Listings

Update: New Professional Standards Early Resolution Policy and Data Integrity Service ("DIS") Notices

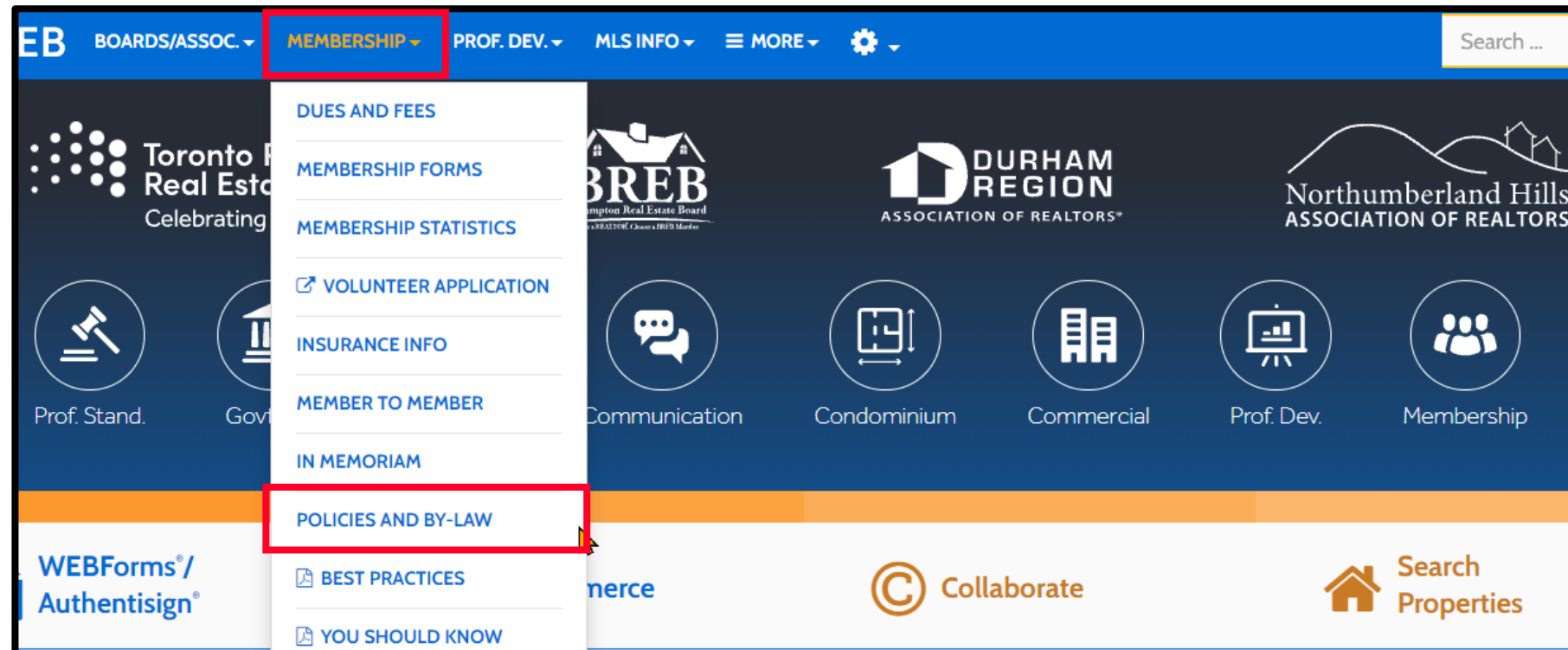
Changes to MLS® Listings Must Be Supported by Signed Amendments

MLS® Rule R-105 – Unrelated Information in Listings

Best Practices: A Parcel of Tied Land (POTL)



RECO's Advertising Guidelines



Policies

Membership

[Accessibility](#)

[Acceptable Use Policy](#)

[Arbitration Guidelines](#)

[Authorized User Agreement](#)

[Code of Conduct](#)

[Competition Principles](#)

[Data Agreements](#)

[Information Security Policy](#)

[MLS® Rules & Policies \(with VOW Rules\)](#)

[Personal Information Statement for TRREB Members](#)

[RECO Advertising Guidelines](#)

[RECO Code of Ethics](#)

[Social Media Policy and Guidelines for Members](#)



Comprehensive Review of MLS® Rules



Agenda

☐ Overview of DIS

- ☐ Summarize in plain language
- ☐ Understand the application of the DIS Policy

☐ Overview of MLS® Rules and Policies

- ☐ Summarize in plain language
-



MLS® Rules & Policies

- Recently Revised in April 2023
 - All of the TRREB MLS® Rules & Policies Rules are numbered in series
 - VOW Rules & Policies are included in the Rules
 - RECO Code of Ethics
 - CREA Rule 11
-



Data Integrity Service
dis@trreb.ca



Data Integrity Service (DIS)

A service whereby Members can help preserve the accuracy of MLS[®] Listings in a non-adversarial manner

MLS[®] Rules:

R-105

R-304

R-345

R-370

R-390

CREA Rule 11.2.1.3

R-106

R-312

R-360

R-385

R-610

E-mail dis@trreb.ca

ICHECK – Visual verification of violations



Data Integrity Service

Broker Of Record
Manager
Salesperson/Broker

IMMEDIATE ACTION REQUIRED

RE: MLS® no. XXXXXXXX

TRREB MLS® Rule 105 states, in part: Information published on TRREB's MLS® System shall relate directly to the listed real estate and the MLS® Listing Agreement, and accordingly shall not include any information that promotes goods and services.

The subject MLS® Listing appears to be in violation of this Rule. Action must be taken to be in compliance with this Rule and pursuant to the DIS Policy within two (2) TRREB business days.

Deadline: Thursday, March 4, 2021 by 4:30PM
Possible Action: (a) remove contact information/reference to contact information (ie. "Contact LA") from the public remarks or
(b) remove internet links and/or
(c) remove information not related to the property

Failure to comply with this notice will result in this matter being referred to the Professional Standards Roster for further action.

According to Schedule D of the TRREB By-Law, penalties up to \$10,000 *may be imposed* for a breach of the Rules.

Description: Contact information, or website address or information not related to the property in Extras field: **Contact** La For More Details.

Thank you for your anticipated cooperation.

Yours truly,
TORONTO REGIONAL REAL ESTATE BOARD

P OV* #Whuy lFhv

Important Notice: This message/transmission and any accompanying attachments are intended only for the use of the individual or entity to which it is addressed. The message/transmission may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee of Salesperson responsible for delivering the message to the intended recipient, you are notified that any dissemination, distribution or copying of this communication is strictly prohibited. Thank you.

Immediate Action Required Notice


A "courtesy letter"
Intentional error or accident?

Broker of Record or Manager
Salesperson
Plan of action
Due Date
Potential Fine
Professional Standards

Special Administration Fee = SAF



Data Integrity Service (DIS)

		Rules 301 (LB is responsible for accuracy), 385		List: \$85,000.00 For Sale	
		337-23-J		For: Sale	
Taxes: 0/2005/Annual		Last Status: Exp		DOM: 61	
Legal:		Sale Of Business		Occup: Owner	
Recreational		Freestanding: N		Lse Term Months: /	
Day Care		SPIS: Holdover: 90		Franchise: N	
Possession: Tba		Com Cndo		Rules 304, 360	
Dir/Cross St: Yonge/King Rd					
MLS#: [REDACTED]		Sellers: Contact Listing Agent For Name		Contact After Exp:	
PIN#:		ARN#:			
Total Area: 3,100 Sq Ft		Survey: N		Soil Test: N	
Ofc/Apt Area:		Lot/Bldg/Unit/Dim: Feet Unit		Out Storage: N	
Indust Area:		Lot Irreg:		Rail: N	
Retail Area:		Bay Size:		Crane: N	
Apx Age:		%Bldg: 50		Basement: N	
Volts:		Washrooms: 2		Elevator: None	
Amps:		Water: Municipal		UFFI:	
Zoning: Gc1		Water Supply:		Assessment:	
Truck Level: 0		Sewers: Sanitary		Chattels: Y	
Grade Level: 0		A/C: Y		LLBO: N	
Drive-In: 2		Utilities: Y		Days Open: 7	
Double Man: 0		Garage Type: Outside/Surface		Hours Open:	
Clear Height:		Park Spaces: 35 #Trl Spc:		Employees: 2	
Sprinklers: N		Energy Cert:		Seats: 50	
Heat: Gas Forced Air Open		Cert Level:		Area Infl: Public Transit	
Phys Hdcp-Eqp:		GreenPIS:			
Bus/Bldg Name:		For Year:		Financial Stmt: Y	
Actual/Estimated:					

MLS® Rules
R-301 (LB Accuracy)
R-385 (Photos)
R-304 (Mandatory Fields)
R-360 (info required for offer)



Data Integrity Service (DIS)

MLS® Rule R -105 (DIS/SAF \$500)

Information published on TRREB's MLS® System shall relate directly to the listed real estate and the MLS® Listing Agreement, and no field other than the brokerage remarks field shall include language that would encourage solicitation to contact a salesperson and/or listing brokerage. The Brokerage Remarks field may include the name, address, telephone and/or facsimile number and/or email address (but not a link to that e-mail address) of Member(s) to be contacted for more information concerning the property



Data Integrity Service (DIS)

MLS® Rule R-106 (DIS/SAF \$500)

Information published on TRREB's MLS® System and Virtual Tour shall only contain information pertaining to the property to which the MLS® Listing Agreement pertains and shall not include:

- a) any internet links, e-mail links or references to any internet links not directly related to the specific property to which the MLS® Listing Agreement pertains;
or
- b) any information that promotes goods or services of any kind.

All Virtual Tours are subject to RECO Rules, including but not limited to, advertising



Data Integrity Service (DIS)

MLS® Rule R-301 (RECENTLY APPROVED AS A DIS)

The Listing Brokerage is responsible for the accuracy of all information submitted by the Listing Brokerage to TRREB's MLS® System. TRREB is not obligated to or responsible for reviewing the accuracy or propriety of any MLS® Data Information Form, MLS® Listing Agreement or Document Attachments. It is the Listing Brokerage's responsibility to verify the accuracy of the photograph, information and documentation and to correct any inaccuracy or notify TRREB of any inaccuracy immediately of same as may be necessary in the circumstances.



Data Integrity Service (DIS)

RECO Ruling: Inaccurate MLS® Listing Fields Incorrect Flooring Description

March 1, 2017: Registrant listed a property on MLS® describing the property as having Hardwood Floors throughout.

Registrant changed the listing on March 4, describing the property as having Laminate Flooring throughout.

The Registrant had failed to determine a material fact BEFORE creating the MLS® listing.

FINE: \$7,000



Data Integrity Service (DIS)

MLS® Rule R-304 (DIS/SAF \$500)

- a) No Member shall submit a MLS® Listing to TRREB's MLS® System that contravenes the TRREB MLS® Rules or Policies and/or the TRREB By-Law. TRREB may, in its sole discretion, deem any such MLS® Listing to be invalid and either remove it from TRREB's MLS® System or refuse to publish such MLS® Listing.
- b) Without limiting the generality of the foregoing and the other provisions of the MLS® Rules or Policies, any such MLS® Listing shall not be accepted by TRREB as a MLS® Listing:
 - i) if it excludes any Members from showing the property;
 - ii) if it excludes any Members from acting as a Co-operating Brokerage; or
 - iii) if all Mandatory Fields have not been completed.

If a submitted MLS® Listing is deemed invalid as hereinbefore provided, TRREB shall send notice to the Listing Brokerage who shall, within two (2) TRREB business days, remedy the information.



Data Integrity Service (DIS)

MLS® Rule R-312 (DIS/SAF \$300)

Only one MLS® Listing for any one Trade function signed by the same Seller may be placed on TRREB's MLS® System at any one time.

Exceptions to the duplicate listing rule:

- ✓ Lease + Sale
 - ✓ Commercial + Residential
 - ✓ Furnished + Unfurnished (different prices)
 - ✓ Property Owner vs. Power of Sale
-



Data Integrity Service (DIS)

MLS® Rules R-345 (DIS/SAF \$600)

MLS® Listings appearing on TRREB's MLS® System shall be immediately available (subject to applicable legislation, the rights of and reasonable accommodation to the occupancy) for showings, inspections and registration of Offers.

In the event an existing listing becomes unavailable for showings, inspections or registration of Offers, the listing shall be suspended.

While under suspension a record of all requests by Co-operating Brokerages for showings inspections and registration of Offers shall be kept by the Listing Brokerage.

Upon the Seller rescinding the suspension, the Listing Brokerage shall immediately notify all Co-operating Brokerages who have requested showings, inspections or registration of Offers.



Data Integrity Service (DIS)

MLS® Rule R-360 (DIS/SAF \$500)

MLS® Listings on TRREB's MLS® System shall contain all information necessary for preparing an Offer for Sale, Lease or Sub-Lease.



Data Integrity Service (DIS)

MLS® Rule R-385 (DIS/SAF \$400)

Photographs or other graphic images of a property, with wording or other embellishments shall not be accepted for an MLS® Listing to be serviced through TRREB's MLS® System.



Data Integrity Service (DIS)





Data Integrity Service (DIS)

MLS® Rule R-390 (DIS/SAF \$400)

Where realty taxes are required to appear on TRREB's MLS® System, the amount to be shown shall be the current year's annual taxes or if not available the prior year's annual taxes.

In instances when the current or prior year's annual taxes are not available, a MLS System field selection indicating "taxes not yet assessed" will be chosen, if available, or the Brokerage Remarks shall be updated to read "taxes not yet assessed".



Data Integrity Service (DIS)

RECO Ruling: Inaccurate Taxes

Incorrect Taxes

January 15, 2017: Registrant listed a property with taxes as being \$5500. Also stated on the listing that the "All taxes are for Information Purposes & To Be Verified By Buyer"

FINE: \$9,000

The taxes, however incorrectly listed. The were actually \$6,652.69



Data Integrity Service (DIS)

MLS® Rule R-610 (DIS/SAF \$600)

The sale, lease or sub-lease of a residential or commercial MLS® Listing shall be Reported by the Listing Brokerage through TRREB's MLS® System, whether conditional or firm, to TRREB within two (2) TRREB business days following acceptance of an Offer.

Reporting by the Listing Brokerage of a commercial sale/lease price shall contain the unit of measurement in which the original listing was posted. All changes in the status of a previously reported conditional sale shall be Reported to TRREB within two (2) TRREB business days of the change.

Continued...



Data Integrity Service (DIS)

R-610 Cont'd

- (a) The residential sale price shall be Reported to TRREB within two (2) TRREB business days of either:
 - (i) Reporting of a firm transaction; or
 - (ii) removal of all condition(s)

 - (b) A commercial sale price shall be Reported either:
 - (i) at the time of Reporting a firm transaction; or
 - (ii) at the same time as Reporting a firm transaction, and request that the price be suppressed until after closing; or
 - (iii) within five (5) TRREB business days of closing of the transaction.
-



Data Integrity Service (DIS)

CREA Rule 11.2.1.3(DIS)

The Listing REALTOR® agrees to pay to the co-operating (i.e. selling) REALTOR® compensation for the co-operative selling of the property. An offer of compensation of zero is not acceptable.





100 Series: General Rules and Policies



100 Series: General Rules and Policies

MLS® Rule R-100

The MLS® Rules and Policies shall be interpreted in accordance with RECO Rules, the CREA Rules, and all applicable laws and regulatory requirements.

If any MLS® Rules or Policies or CREA Rules conflict with the RECO Rules or any applicable laws or regulatory requirements, the conflicting MLS® Rules or Policies or CREA Rules will be considered inoperative to the extent of such conflict.



100 Series: General Rules and Policies

MLS® R-108 (SAF \$600)

All Members shall abide by the RECO Rules, the CREA Rules, the MLS® Rules and Policies, and by all applicable laws and regulatory requirements. No Member shall act in a manner so as to attempt to avoid or circumvent TRREB's MLS® System, the RECO Rules, the CREA Rules or these MLS® Rules and Policies, or any applicable laws or regulatory requirements.



100 Series: General Rules and Policies

Dos & Don'ts of Editing Your Listing

 [General News](#)  29 June 2021

If you're making changes to your listing, it must be supported by a completed amendment.

Edits without an amendment are considered "immaterial" and are a breach of TRREB's MLS® Rules & Policies.


What Is an Immaterial Change?

Immaterial changes are those that would not have any relevance to the pertinent information displayed in a listing. Examples of immaterial changes include the addition of a period, comma, or space.

How This Impacts Me?

Making immaterial changes to a listing so that it reappears in the "Today's Listing" feature is an attempt to circumvent TRREB's MLS® System and a violation of TRREB MLS® Rule R-108.

You could receive a Professional Standards Complaint and face a fine as high as \$5,000.00 for applying these types of updates without the required forms.

[Learn more](#)  about immaterial changes and a Professional Standards hearing outcome that was issued.



100 Series: General Rules and Policies

MLS® Rule R-108

Removing MLS® Listing Photos & Immaterial Listing Changes

Facts:

- ✓ 4 Listings were the subject of this complaint
- ✓ The MLS® Listing Photos were removed prior to the listings being Sold or Terminated
- ✓ In addition to the deleted photos at the direction of the Seller, listing changes to Listing C were made in an attempt to circumvent the proper use of the MLS® system.
- ✓ Changing the Price Status repeatedly from "Flexible" to "Tbd" and back again.
- ✓ The Seller did not agree with the definition of Immaterial
- ✓ Listing Photos were removed at the direction of the Seller

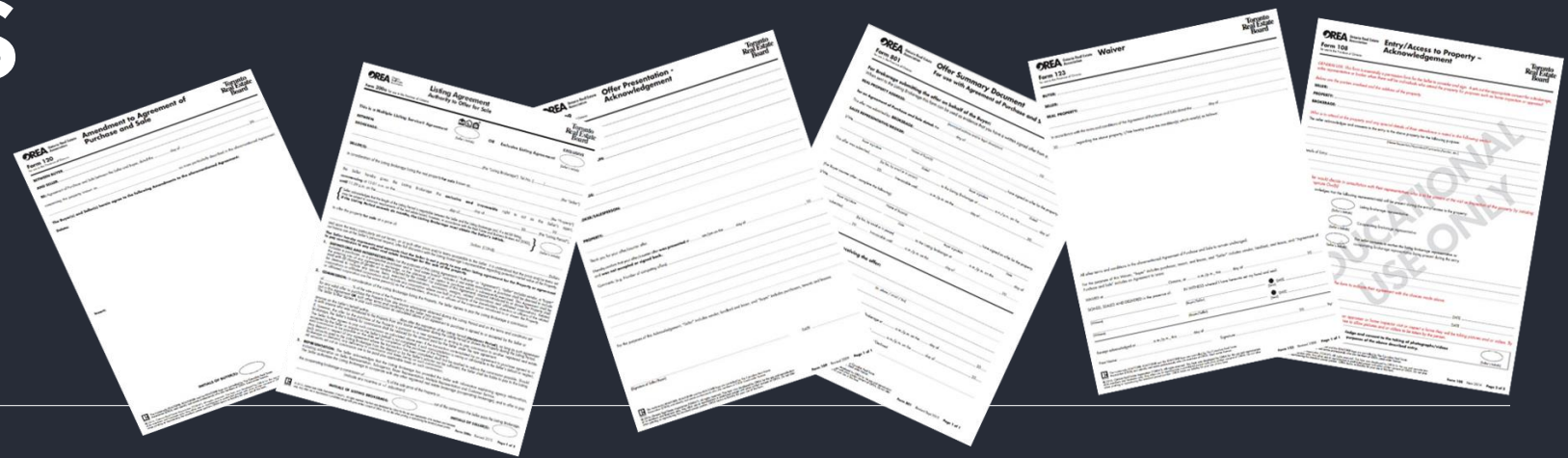
Decision:

The panel determined that taking action at the direction of a client must be within Board Rules and that not having Amendments to support the listing changes constituted a direct violation of Board Rules.

Fines Levied: \$8,000 (\$4,000 to the Salesperson & \$4,000 to the Brokerage)



200 Series: Forms





200 Series: Forms

MLS® Rule R-205 (SAF \$100)

Current approved TRREB or TRREB / OREA MLS® Data Information Forms are required for all MLS® Listings.





200 Series: Forms

MLS® Rule R-206

No Member shall use any MLS® Listing Form after TRREB has issued a specific date for discontinuance to Members.



300 Series: MLS® Listings



300 Series: MLS® Listings

MLS® Rule R-306

A Member submitting an MLS® Listing or cancellation or a suspension of an MLS® Listing to TRREB's MLS® System represents and warrants to TRREB that the Member had been so authorized by the person legally entitled to sell the property and agrees to indemnify and hold TRREB harmless from all claims of third parties if this is not the case.



300 Series: MLS® Listings

MLS® Rule R-307

The information relating to an MLS® Listing which has commenced but has yet to be processed or published by TRREB shall be given by the Listing Brokerage to any Co-operating Brokerage, upon request.

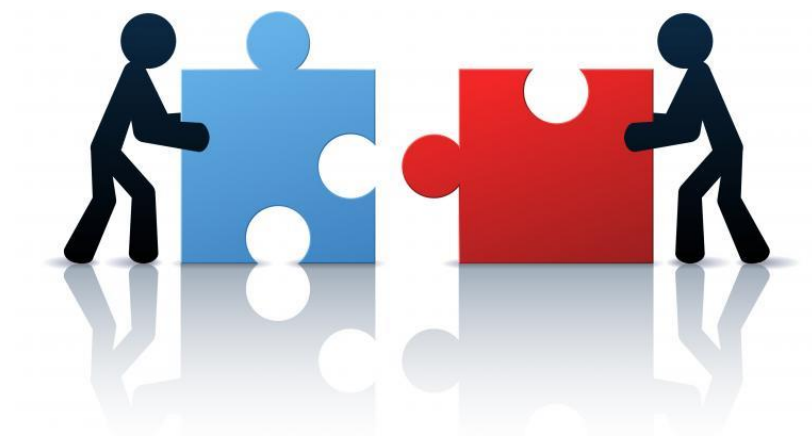




300 Series: MLS® Listings

MLS® Rule R-320 (SAF \$200)

An MLS® Listing shall show the name of all Brokerage Members that are party to the MLS® Listing Agreement.





300 Series: MLS® Listings

MLS® Rule R-325 (SAF \$200)

An MLS® Listing Agreement shall run for a period of not less than **sixty (60) days** from the commencement date.





300 Series: MLS® Listings

MLS® Rule R-340

Any exclusion shall be in writing and shall not be binding on a Co-operating Brokerage unless notice of the existence of the Exclusion is published on TRREB's MLS® System.

The provisions of the MLS® Listing Agreement set out under the headings:

- (a) Warranties; (Res - Clause #7 / Commercial #6)
- (b) Family Law Act; (Res - Clause #9/ Commercial #8)
- (c) Verification of Information; (Clause #10)
- (d) Use and Distribution of Information; (Clause #11)
- (e) Successors and Assigns; and (Clause #12)
- (f) Conflict or Discrepancy (Clause #13)

are necessary for the orderly operation of TRREB's MLS® System and notwithstanding any other provisions of the MLS® Rules or Policies shall not be amended or deleted.



300 Series: MLS® Listings

MLS® Rule R-365 (SAF \$300)

In all instances when an MLS® Listing Agreement commences, the Listing Brokerage shall process the MLS® Listing through TRREB's MLS® System within two (2) TRREB business days following the commencement date of the MLS® Listing Agreement.





300 Series: MLS® Listings

MLS® Rule R-375 (SAF \$600)

If the Seller directs that the Co-operating Brokerage not be in attendance during an Offer presentation, the Listing Brokerage shall indicate such requirement as an exclusion on TRREB's MLS® System and provide written direction from the Seller upon request of the Co-operating Brokerage.

- Recommend the use of OREA Form 244
-



400 Series: Advertising





400 Series: Advertising



MLS® Rule R-410

The Listing Brokerage shall ensure that any sign placed on property listed through TRREB's MLS® System shall, subject to the terms of the MLS® Listing Agreement, be the Listing Brokerage's sign and shall have MLS® identification attached to it during the currency of the MLS® Listing Agreement. If such real estate is situated outside MLS® Districts N, W, C, E, then the MLS® identification shall also indicate that the property is listed through TRREB's MLS® System.

(Revised May 12, 2011)



400 Series: Advertising

MLS® Rule R-411

No Member's MLS® sign shall be placed on the property until the commencement date of the Member's MLS® Listing Agreement.





400 Series: Advertising

The image shows a sample real estate sign. The main sign is white with a black border. In the top left corner is the 'REALTOR' logo. The text 'For Sale' is in large, bold, black letters. To the right of 'For Sale' is a black rectangular box. Below 'For Sale' is the name 'Mary Smith' in a large, italicized font, followed by 'Sales Representative' in a smaller font. Below that is the brokerage information: 'ABC Realty Inc., Brokerage', '123 Maine Street', 'Toronto, Ontario M1M 1M1', 'Off: 416-555-1111', and 'Dir: 416-555-2222'. A small portrait photo of Mary Smith is on the right side. At the bottom left is the email 'marysmith@abcrealty.com'. Attached to the bottom of the main sign is a white rectangular rider with a black border. It has the text 'COMING SOON' in large, bold, red letters, and 'TO TRREB'S MLS® SYSTEM' in smaller, bold, red letters below it.

For Sale

Mary Smith
Sales Representative

ABC Realty Inc., Brokerage
123 Maine Street
Toronto, Ontario M1M 1M1
Off: 416-555-1111
Dir: 416-555-2222

marysmith@abcrealty.com

COMING SOON
TO TRREB'S MLS® SYSTEM

Sample Signage

- Properly cover the MLS® logo on your For Sale sign.
- Place the “Coming Soon to TRREB’s MLS® System” rider or clip on your sign.
- Consider having an “Exclusive Listing” for the duration of the Coming Soon period.



400 Series: Advertising

MLS® Rule R-415

On expiry, suspension or cancellation of a MLS® Listing Agreement, the Listing Brokerage shall remove any MLS® sign placed on the property by the Listing Brokerage as soon as possible and no later than one (1) TRREB business day.





400 Series: Advertising

MLS® Rule R-421

When a property with an MLS® sign has been Reported sold firm, a Member shall, within two (2) TRREB business days, place a “sold” sign on the property or remove the “for sale” sign.



400 Series: Advertising

**Toronto Regional
Real Estate Board**
Celebrating 100 Years

**BREM**
Brampton Real Estate Board
Greater Brampton Area REALTORS®

**DURHAM
REGION**
ASSOCIATION OF REALTORS®

**Northumberland Hills
ASSOCIATION OF REALTORS®**


Prof. Stand.
Govt. Rel.
Events
Communication
Condominium
Commercial
Prof. Dev.
Membership

SPOTLIGHT
ON TRREB TOOLS & SERVICES



Government Relations & Municipal Services

- Government Programs
- Government Websites
- Incorporation Resources
- Issues at a Glance 
- Land Transfer Tax Calculator
- Municipal Services
- Ontario Conservation Authorities Resource Centre
- Political Advocacy on Top REALTOR®
Issues 
- Political Directory
- Sign By-laws (GTA)**
- Submissions
- Tax Rates
- Zoning Information

 [About These Services](#)



400 Series: Advertising

MLS® Rule R-430 (SAF \$500)

Members other than the Listing Brokerage may advertise an MLS® Listing only when an MLS® Listing Agreement so indicates and Members have received specific written permission from the Listing Brokerage prior to each occasion of advertising.





400 Series: Advertising

- ✓ "Ad: Y" means ONLY with permission.
- ✓ Get written permission from the listing brokerage for each occurrence
- ✓ This permission is intended for print advertising only

Richmond Hill Ontario L4E0Y9
Richmond Hill Oak Ridges Lake Wilcox York 337-25-J
Taxes: \$4,221.31 / 2017 SPIS: N Last Status: New
DOM: 0

Att / Row / Twnhouse Front On: 5 Rms: 7
2-Storey Acre: Bedrooms: 3
19.69 x 100.07 Feet Washrooms: 3
Irreg: 1x2xMain, 2x4xUpper
Dir/Cross St: Bayview / Stouville

MLS#: Holdover: 90 Sellers: Possession: Immr Occup: Vacant Contact After Exp: N
PIN#: ARN#:

Kitchens: 1
Fam Rm: Y
Basement: Part Fin / W/O
Fireplace/Stv: N
Heat: Forced Air / Gas
A/C: Central Air
Central Vac:
Apx Age: 0-5
Apx Sqft:
Assessment:
POTL:
Elevator/Lift:
Laundry Lev: Upper
Phys Hdcp-Eqp:

Exterior: Brick
Drive: Private
Gar/Gar Spcs: Attached / 1
Drive Pk Spcs: 2
Tot Pk Spcs: 1
UFFI:
Pool: None
Energy Cert:
Cert Level:
GreenPIS:
Prop Feat: Beach, Clear View, Lake/Pond, Library, Park, Ravine

Zoning:
Cable TV:
Hydro:
Gas:
Phone:
Water: Municipal
Water Supply:
Sewer: Sewers
Spec Desig: Unknown
Farm/Agr:
Waterfront:
Retirement:
Oth Struct:

#	Room	Level	Length (ft)	Width (ft)	Description
1	Living	Main	21.78	x 9.09	Combined W/Dining Hardwood Floor Open Concept
2	Dining	Main	21.78	x 9.09	Combined W/Living Hardwood Floor Open Concept
3	Breakfast	Main	9.48	x 7.68	Sliding Doors Hardwood Floor W/O To Deck
4	Kitchen	Main	10.59	x 8.17	Centre Island Hardwood Floor Stainless Steel Appl
5	Master	2nd	17.19	x 12.27	W/I Closet Hardwood Floor 4 Pc Ensuite
6	2nd Br	2nd	12.1	x 9.38	Large Closet Hardwood Floor W/O To Balcony
7	3rd Br	2nd	11.81	x 9.38	Juliette Balcony Hardwood Floor O/Looks Frontyard
8	Family	Bsmt	18.56	x 15.48	Open Concept Hardwood Floor

Client Remks: Rarely Offered Luxury Kettle Lake Freehold On Premium Ravine Lot! 2066 Sq Living Space, Across From Serene Lake Wilcox, New Family Park And Oak Ridges Community Centre! No Maintenance & Road Fees! Top Area School District. Bdrm W/O To Balcony W/ Amazing View, Built By Award Winning Aspen Ridges! Hrwd Throughout, Flat Ceilings, High End Appliances, Extended Cabinetry, Huge Island.

Extras: All Existing Ss Appliances, All Window Coverings & Light Fixture.

Brkage Remks: Bring Your Fussiest Buyers And Be Impressed! Easy Showing With Lock Box. Pls Attach 801 And Schedule B. All Offers Must Accompany Certified Cheque. Min 5%

Mortgage Comments: Treat As Clear

Ph: Fax:

Contract Date: 7/11/2018 Condition: Ad: Y
Expiry Date: 10/11/2018 Cond Expiry:



400 Series: Advertising

MLS® Rule R-431 (SAF \$500)

Members shall not use any marketing materials prepared by or created for another Member, including but not limited to, photographs, floor plans, virtual tours, personal marketing materials or feature sheets without the written consent of that Member who created or purchased the material.





500 Series: Appointments, Keys, Lock Boxes, and Showings



500 Series: Appointments, Keys, Lock Boxes, Showings

MLS® Rule R-505

Subject to the terms of the MLS® Listing Agreement all appointments with the Seller to show or inspect an MLS® Listing shall be made through the Listing Brokerage, provided however that a Seller may confirm an appointment with a Member directly.



500 Series: Appointments, Keys, Lock Boxes, Showings

MLS® Rule R-515 (SAF \$600)

Subject to the terms of the MLS® Listing Agreement, a Member, who is unable to keep an appointment to show or inspect an MLS® Listing, shall immediately advise the Listing Brokerage **prior to the appointment**, who shall in turn immediately advise the Seller or occupant.



500 Series: Appointments, Keys, Lock Boxes, Showings

MLS® Rule R-520

The Co-operating Brokerage or Broker or a Salesperson of the Co-operating Brokerage shall be in continuous attendance during any showing of the property, Buyer visits or inspections necessary to fulfill conditions and only during the agreed upon showing period.



500 Series: Appointments, Keys, Lock Boxes, Showings

MLS® Rule R-550

A Member who is in receipt of a lock box combination shall not disclose the combination to any other person without the consent of the Seller.



500 Series: Appointments, Keys, Lock Boxes, Showings

MLS® Rule R-551

Keys shall be re-deposited in a lock box immediately upon exiting the property and the lock box shall be properly secured.



600 Series: Reporting of transactions



600 Series: Reporting and Transactions

MLS® Rule R-616

If a firm sale falls through, or a conditional Offer does not become a firm sale, the Listing Brokerage shall Report such event to TRREB within two (2) TRREB business days of the happening of the event.





700 Series: Commission



700 Series: Commission

MLS® Rule R-705

The commission offered by the Listing Brokerage to a Co-operating Brokerage including any exclusions, incentives and/or adjustments shall be disclosed on TRREB's MLS® System and be clearly and fully stated in the "Commission to Co-operating Brokerage" field. Where necessary these remarks may be continued in the "Remarks for Brokerage" field.



700 Series: Commission

MLS® Rule R-706

The Listing Brokerage shall ensure that the commission offered to the Co-operating Brokerage on TRREB's MLS® System, including any incentive and/or adjustment is in accordance with the MLS® Listing Agreement.

Form 200a

2. COMMISSION: In consideration of the Listing Brokerage listing the Property, the Seller agrees to pay the Listing Brokerage a commission of% of the sale price of the Property or for any valid offer to purchase the Property from any source whatsoever obtained during the Listing Period and on the terms and conditions set out in this Agreement **OR** such other terms and conditions as the Seller may accept. The Seller authorizes the Listing Brokerage to co-operate with any other registered real estate brokerage (co-operating brokerage) to offer to pay the co-operating brokerage a commission of% of the sale price of the Property or out of the commission the Seller pays the Listing Brokerage. The Seller further agrees to pay such commission as calculated above if an agreement to purchase is agreed to or accepted by the Seller or anyone

commission of% of the sale price
(indicate any incentive or +/- adjustment)





700 Series: Commission



MLS® Rule R-710

The publication of an MLS® Listing on TRREB's MLS® System constitutes an offer by the Listing Brokerage to any Co-operating Brokerage that upon obtaining an Offer that is accepted for the MLS® Listing the Co-operating Brokerage shall be entitled to earn the commission on TRREB's MLS® System, subject to the arbitration provisions of the TRREB By-law and MLS® Rules or Policies. Publication does not constitute an offer by such Listing Brokerage to pay commission as principal except as set out in Rules R-711, R-712 and R-713.



700 Series: Commission

MLS® Rule R-730

If a Member is unwilling to accept the commission offered on TRREB's MLS® System, such Member may request a change before an Offer is signed, and shall not use the terms of an Offer or an Agreement of Purchase and Sale to include or modify such commission. Any agreed upon change shall be separate and in writing. A Listing Brokerage may unilaterally refuse to change such commission.





700 Series: Commission

MLS® Rule R-740

Commission offered to a Co-operating Brokerage on TRREB's MLS® System shall not be altered between the time of registration of an Offer and final acceptance of that Offer.



700 Series: Commission

MLS® Rule R-745

If a full commission otherwise earned by a Member is not received within ten (10) days of the completion of the transaction, and where the deposit holder is a Member, the deposit shall be disbursed proportionately, forthwith unless otherwise agreed to in writing by the Co-operating Brokerage. At the time of such payment the Listing Brokerage shall fully disclose in writing to the Co-operating Brokerage the total commission provided for in the Listing Agreement and all facts and circumstances relating to non-payment of the full commission.



700 Series: Commission

MLS® Rule R-750

The commission earned by a Co-Operating Brokerage is due and payable within ten (10) days of the receipt of funds by a Listing Brokerage.



700 Series: Commission

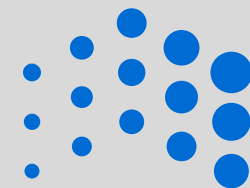
MLS® Rule R-760

When the full commission is not paid to the Listing Brokerage in accordance with the amount stated on the MLS® Listing Agreement, the Listing Brokerage and the Co-operating Brokerage shall decide whether to pursue legal or other action against the Seller. If they agree to pursue a claim they will share costs of the claim on a basis proportionate to the sharing of commission unless they otherwise agree in writing.



TRREB Professional Development

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**Toronto Regional
Real Estate Board**

Professionals connecting people,
property and communities.