

RANW MLS IDX / VOW / Public Display Rules of MLS Listings

Excerpted from Sections 19, 20, 21 of the RANW MLS Rules & Regulations, August 2024

No RANW MLS Data may be used publicly until approved. All DX and VOW requests must be submitted with a non-public staging site for the JLS IDX Rules compliance review.

If MLS receives complaints of incorrect data content or misuse of data content, notification will be given to MLS Participant and MLS Participants Vendor(s) for timely correction within 10 days. Any data being used without authorization must be removed within 24 hours and may incur sanctions.

Requirements of Data Fields for IDX and Vows

- Property Statuses of Active, Pending and Sold (Requirement to show Active with Offer listings).
If the full RANW MLS status is not able to be mapped, the RESO Standard Status may be used. (Contingent is not acceptable; the RESO Standard Status would be Active Under Contract.)
- Full Street Address including Municipality AND Mailing City (exception for seller restriction).
- RANW MLS Number
- Property Types (Allowed: Residential, Condo, Multi-family, Vacant Land, and Commercial)
- Listing Price (and/or Sale Price)
- Listing Company Identification and Attribution * (see Minimal Display exception)
- Site Update Timestamp - 12 hours requirement for IDX, 72 hours requirement for VOW
- RANW Disclaimers, Disclosures, Copyright * (see Minimal Display exception)

IDX Public Display “thumbnail” or minimal display must include the following fields:

- Full Street address, unless seller exempt
- Mailing city
- List Price
- Listing Company name (see Minimal Display exception)

Minimal Display Exception: Minimal displays (e.g. “thumbnails”, text messages, “tweets”, etc, of two hundred (200) characters or less) are exempt from displaying Listing Company Identification and Attribution and the required disclaimers, disclosures, and copyright *only when linked directly to a display that includes all required disclosures*. For audio delivery of listing content, all required disclosures must be subsequently delivered electronically to the registered consumer performing the property search or linked to through the device’s application.

Requirement for VOW Public Display – no data fields made visible until Registration by Consumer as spelled out in full VOW Rules

Display Restrictions –NOT for public display

- Sold Status listings may display only the main listing photo.
- Listings of the following *visibility and status*: Un-Confirmed listing visibility, Expired & Withdrawn statuses
- Listings marked Internet NO with status of Active, Pending or Sold

Fields restricted from public display: (list)

- Private Remarks
- Showing Information
- Named Exceptions
- Types of listing Contract
- Limited-Service Listing code
- Short Sales
- Relocation
- Bank Owned/REO
- Expiration date
- PDF attachments to listings, marked Private by Listing company
- Electronic Consent
- Licensee Interest
- Owner Name
- Occupancy fields-features

REQUIRED DISCLAIMERS – Approved Text from RANW MLS Rules:

Source of Data: RANW MLS -OR- REALTORS Association of Northeast Wisconsin MLS (WIREX data will show WIREX - Wisconsin Real Estate Exchange as the data source)

Disclaimer of Use: Information is provided exclusively for consumers' personal, non-commercial use, and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing.

Disclaimer of Data: Information received from other 3rd parties: All information deemed reliable, but not guaranteed and should be independently verified. All properties are subject to prior sale, change, or withdrawal. Neither listing broker nor [insert member/company name] nor RANW MLS shall be responsible for any typographical errors, misinformation, misprints, and shall be held totally harmless.

Copyright (note: copyright symbol may be used): Copyright [current year] RANW MLS – All Rights Reserved -OR- Copyright [current year] REALTORS Association of Northeast Wisconsin MLS – All Rights Reserved

If any data request is for WIREX (Wisconsin Real Estate Exchange) data, these and any further requirements will apply to those sites on behalf of RANW MLS and WIREX.