

RANW MLS IDX / VOW / Public Display of WIREX Listing Data

Excerpted from Sections 19, 20, 21 of the RANW MLS Rules & Regulations, May 2025

No WIREX Data may be used publicly until approved. All IDX and VOW requests must be submitted with a non-public staging site for the WIREX compliance review. WIREX data is not allowed on agent websites.

Requirement for VOW Public Display: no data fields made visible until Registration by Consumer as spelled out in full VOW rules.

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

(*see Minimal Display Exception below):

- Full Street Address (unless withheld by seller)
- Mailing/Postal City
- List Price
- Listing Company Name*

* Minimal Display Exception: Minimal displays (e.g. “thumbnails”, text messages, social media posts, 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 public display that includes all required information.

IDX and VOW Displays must contain the following data:

- Properties in the Active, Pending, and Sold Statuses only. Field= ListingStatus
- Active listings with offers must be displayed and must reveal the offer status. Field= WithOfferFlag
- Full Street Address including both the Municipality and City (unless address is restricted by seller).
Field= FullStreetAddress
Field= Municipality with Field= MunicipalityType
Field= PostalCity
- Seller Restriction Fields: Incorporate the following values for the "InternetDisplay" field, to control display on any IDX public portal.
WIDX-PUB = OK to publish on IDX
WIDX-DNP = DO NOT publish on IDX
WIDX-PNA = publish with no address on IDX
- MLS number (Field= ListingID)
- Property Type Identification (Field= PropertyType)
- Listing Price (Field= ListPrice) and/or Selling Price (Field= ClosePrice)
- Listing Company Identification and Attribution (contact information chosen by the Broker)
Field Name= ListOfficeName and Field Name= IDXBrokerAttribution
- Site Update Timestamp: 12-hour minimum for IDX, 72-hour minimum for VOW
- RANW MLS Approved Disclaimers, Disclosures, Copyright (see below)

REQUIRED DISCLAIMERS – Approved Text from RANW MLS Rules:

Source of Data: WIREX via RANW MLS -or- WIREX via REALTORS Association of Northeast Wisconsin MLS

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 WIREX 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] WIREX – All Rights Reserved -OR Copyright [current year] WIREX-Wisconsin Real Estate Exchange – All Rights Reserved

Display Restrictions – NOT for public display:

- Sold Status listings may display ONLY the main listing photo
- Listing Statuses Expired or Withdrawn
- Listings restricted from Internet display:
Field name= WIDX-DNP = DO NOT publish on IDX
Field Name= WIDX-PNA = publish with no address on IDX

The following fields (list):

- Private Remarks (field name PrivateRemarks)
- Showing Information (field name ShowingInstructions)
- Named Exceptions (field name NamedExceptions)
- Types of Listing Contracts (field name ListingContractType)
- Limited-Service Listing Code (field name LimitedService)
- Expiration Date (field name ExpirationDate)
- Electronic Consent (field name ElectronicConsentYN)
- Licensee Interest (field name LicenseeInterest)
- Owner Name (field name OwnerName)
- Occupancy fields/features (multiple fields)
- PDF Attachments to listings marked Private or Restricted by Listing Company

COMPLIANCE REVIEWS AND CORRECTIONS:

Compliance reviews may be performed by RANW MLS at any time. If RANW MLS receives complaints of incorrect data content or misuse of data content, or if same is found in a site review, notification will be given to MLS Participant and MLS Participants Vendor(s) for timely correction within 10 calendar days. Any data being used without authorization must be removed within 24 hours and may incur sanctions.