

VMLS						
Rule	Category	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Failure to correct after two (2) business days	Repeat Offender Amount
Misuse of remarks field (remarks include Remarks, Directions, Agent Remark, Showing Instructions, Commission Remarks)	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Agent/Office Branding on Listing Photos	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Branded Virtual Tour	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Branded Photo (signage photo, logo)	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Branded documents (public documents)	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Branded website links (branded URL in public remarks)	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Calling/Access Codes in Public Remarks or Fields	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Contact Information in Driving Directions	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Contact information in Public Remarks	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Directions to property	Category 1	Warning	2 Business Days	\$50	None	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Failure to Report Sold within two business of effective date	Category 1	Warning	Not Correctable	\$50		\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Construction Status	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Bed/Bath Count	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Listing Status (Active, Pending, Pending CTS)	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Map Location	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
If only one photo in listing and it is not of property	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Selling Agent	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Subdivision	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Listing Data	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Invalid Offer of Compensation	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect/Invalid Property Type	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect Sold Price	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Invalid Virtual Tour	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Possible Incorrect/Incomplete Information	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Possible Incorrect Acreage /Lot Size	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Uncaptioned Virtual Staging	Category 1	Warning	2 Business Days	\$50 per photo/ \$1,000 cap	\$50 per photo/ \$1,000 cap	2nd \$100 per photo (\$2,000 cap), 3rd \$100 per photo plus class (\$2,000 cap), 4th offense=hearing
Uncaptioned Complex/Property Amenity photos	Category 1	Warning	2 Business Days	\$50 per photo/ \$1,000 cap	\$50 per photo/ \$1,000 cap	2nd \$100 per photo (\$2,000 cap), 3rd \$100 per photo plus class (\$2,000 cap), 4th offense=hearing
Square footage must match square footage disclosure and provide source	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
HOA amount with frequency not provided	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Room with no egress counted in bedroom count	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Year built not accurate	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Transfer tax or fee not accurate or missing	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Incorrect use of ski-in/ski-out	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Tax information not accurate or current	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Photo Violation (lifestyle photos or photos not representing property)	Category 1	Warning	2 Business Days	\$50 per photo/ \$1,000 cap	\$50 per photo/ \$1,000 cap	2nd \$100 per photo (\$2,000 cap), 3rd \$100 per photo plus class (\$2,000 cap), 4th offense=hearing
Incorrect/Invalid Schedule Number (zeros or parcel number or fake number)	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Unauthorized Advertising of another Broker's Listing	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Sold Entry Only Listing - Entry Prior to Closing	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Sold Entry Only Listing - Improper Dates	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing

Rule	Category	Warning vs. Automatic Fine	Time To Correct Error before Fine	Fine Amount	Failure to correct after two (2) business days	Repeat Offender Amount
Sold Entry Only Listing - Timing	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Sold Entry Only Listing - No Exterior Photo	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Sold Entry Only Listing - No Realtor Remarks	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Sold Entry Only Listings - Failure to upload required documents	Category 1	Warning	2 Business Days	\$50	\$50	\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Failure to add permanent schedule listings closed after completed construction	Category 2	Automatic Fine	Not Correctable	\$50		\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Improper Copying of Listing	Category 2	Automatic Fine	Automatic Fine	\$50		Need to clarify rule and create penalty
Incorrect Listing Data of Sold Property	Category 2	Automatic Fine	Not Correctable	\$50		\$100 - 2nd, 3rd offense \$100 plus course -4th offense =hearing
Advertising services as "free"	Category 3	Automatic Fine	Automatic Fine	\$250		2nd offense \$500, 3rd offense \$1,000 & 2 week suspension
Copyright Infringement - unauthorized copyright photo	Category 3	Automatic Fine	Automatic Fine	\$500 per photo	\$500 per photo	\$500 per offense, 4th offense = hearing
IDX/VOW Internet Display Violation	Category 3	Automatic Fine	Automatic Fine			
Violation of Clear Cooperation	Category 3*	Warning	1 business day	\$1,000		2nd offense \$1,000, 3rd offense \$1,000 and 2 week suspension
Violation of Coming Soon	Category 3*	Warning		\$250		2nd offense \$500/occurrence, 3rd offense \$500 & possible termination
Invalid Out of State Listing (Invalid Listing Agreement)	Category 4	Warning	2 Business Days	\$1,000	Removal of listing	\$1,000 2nd, 3rd offense 4th offense =hearing
Entering property without valid listing agreement	Category 4	Warning	2 Business Days	\$1,000	Removal of listing	\$1,000 2nd, 3rd offense 4th offense =hearing
Entering Sold Entry Only without Valid Listing Agreement or FSBO Seller Permission	Category 4	Warning	2 Business Days	\$1,000	Removal of listing	\$1,000 2nd, 3rd offense 4th offense =hearing
Duplicate Sale	Category 4	Warning	2 Business Days	\$1,000		\$1,000 2nd, 3rd offense 4th offense =hearing
Allowing unauthorized access Internal	Category 4	Warning	Not Correctable	\$2,000		2nd offense \$2,000 , 3rd offense - VMLS Termination
Allowing unauthorized access External	Category 4*	Automatic Fine	Automatic Fine	\$2,000		2nd offense - VMLS Termination \$2,000

Courtesy Notice for typos, misspellings
 Courtesy notice for ADA, Fair housing