



February 15, 2019

COMMISSIONS REMINDER

Members of the Spokane Association of REALTORS® are reminded that all compensation of the Professional services of a real estate broker is negotiable between the broker and his or her client.

There are no recommended commission rates, fee schedules, or compensation tables available, endorsed, published, or recognized by any board, association, state association or the NATIONAL ASSOCIATION OF REALTORS®.

The nature and amount of compensation should be agreed to in writing between the broker and the client at the time the broker’s services are retained.

The compensation paid by a listing broker to a cooperating broker in respect to any listing is established by the listing broker in his or her offer of cooperation with compensation, and is not fixed, controlled, recommended or maintained by any person other than the listing broker and his or her client.

CRAIGSLIST SCAMS

The SAR is hearing reports about properties advertised for sale on Craigslist being duplicated on Craigslist in Rentals with alternate contact information. This is a problem throughout the country. [Learn how to protect your listings from these scams by viewing this video from NAR.](#)

HOW TO REPORT A FSBO IN THE MLS

For reporting a sold closed on a FSBO a new Non-MLS Sold SubType has been added to the Property Data Forms.

The Property Data Form is now required as well as the following:

- (1) Broker must have written permission from client to enter the information into the MLS;
- (2) All required information must be filled out;
- (3) Must have an exterior photo;
- (4) “See Remarks” is unacceptable for required “Feature” fields unless they actually have the information in the remarks section – Sold Closed will not be processed until this information is filled in;
- (5) The only status available for this SubType is “PBL”. Once the MLS receives a notice of Closed Sale, MLS will change the listing office and listing agent to “Non MLS” and enter the sale side of the transaction (sale price, office, agent and terms).

