

MLS News & Notes

Listing Foreclosures owned by a financial institution

Remember when listing foreclosed properties on the MLS that are owned by a financial institution, you must enter CORPORATE in the Owner Name field. Be certain to include any additional information regarding commission in the Agent Only remarks as well.

Entering "Comp" Listings

The MLS Rules & Regulations Section 4.7 state that only listings that were submitted to the MLS database are eligible for inclusion as comparables. Listings that were never entered into the MLS due to the seller's request or for any other reason, may not be added to the MLS after closing for comp purposes. The new iMapp software is the perfect tool to look up all other sales in Brunswick County that were not included in the MLS!

Actual Year Built vs. Effective Year Built

When looking at the tax data of a property it states the Actual Year Built and the Effective Year Built. Which do you use when entering a listing? The date entered in the MLS should be the ACTUAL YEAR BUILT. General remarks is where you can comment about any updates made to the residence and when.

Listing Violation eMails & Notices

The MLS is currently being scanned every day for accuracy and compliance to our Rules & Regulations by iCheck software. This software has been configured to scan for violations that are specific to our Rules & Regulations. This is done automatically several times a day. In addition to scanning, this software will send notices to the listing agents regarding any possible violations. The software will continue to scan and look for corrections of violations as well. The Association Office monitors this entire process through daily reports and emails.

Please keep all this in mind when responding to the software generated notices and violations. We continue to receive emails and phone calls from MLS users that are upset about receiving one of these system generated notices.

Since we have implemented this system, there has been a decrease in overall violations. The most errors reported by the system are violations of Lot Size (entering lot size of 0 or lot size unknown when lot size is available), Listing Timeframe (entering a listing and changing to sold within 48 hours), Photos (no photo entered on Single Family listings within 72 hours) and Virtual Tour branding (logo, phone or other information of selling office/agent and/or audio containing the same).

Land Search by Water View type

The ability to search by Water View type (ocean, intercoastal, etc.) has been added to the Standard Search.

Available Amenities

The available amenities field currently contains 24 possible amenities (Beach Club, Boat Dock, Club House, i.e.). The limit on the total number of selections for this field is

15. If your listing has more than 15 amenities, please select 14 amenities then select Other/See Remarks and type in all other amenities in the General Remarks section. Unfortunately, we cannot increase the total number of available selections to 24 as it will throw off all of the report formatting.

NEW Report Available

A new custom report has been added that shows room dimensions and various listing highlights. This is a PERFECT report to give to clients. Check this report out – select a listing, choose Reports, then look in the Custom Reports (at the bottom of the Report list) for Room Dimensions & Listing Highlights.

Boatslips NOW SHOWING in REALTOR.COM

Boat slips are once again showing in REALTOR.COM. They have been added into the LAND listings. Remember, there is no way to directly search for boat slips in REALTOR.COM since they are combined with LAND. If you have a boat slip listing, try to add a photo as this will appear as well!

NEW RETS Data Feed Available

A new RETS data feed is available for offices to receive THEIR office sold & expired information. Again, this historical data is ONLY available for the office that is requesting it (you cannot receive any other offices sold or expired information). This would be used to compile statistical reports for your office. If you are interested in this, please contact Cynthia Hansen (Cynthia@bcarnc.com or 901-754-5700)

Addition to Commercial Listing Input field

The selection of “other/see remarks” has been added to the *# of Months Lease* field when entering a Commercial Listing.

MLS Rules & Regs Update

Several updates have been made the MLS Rules & Regs. Make sure you have the most recent version. Go to www.bcarnc.com and select MLS Rules & Regs from the navigation bar. You can quickly updates by referring to the Changes/Addendums page (currently, page 44).

Changes/Additions to Area, City, or Subdivisions

New Suffix for Address = Loop

New Subdivisions

Subdivision = Lighthouse Cove
Area = Carolina Shores

Subdivision = Spring Mill-Aberdeen
Area = Calabash

Subdivision = Spring Mill-Somerset
Area = Calabash

Subdivision = Charleston Common (Also Condo Complex Added)
Area = Belville Leland

Subdivision = Avista Ocean Resort (Also Condo Complex Added)
Area = Out of Area – SC

Subdivision = Regency at Sunset Beach (Also Condo Complex Added)
Area = Sunset Beach Mainlain

Subdivision = Plantation Lakes-CF
Area = Out of Area – SC

Subdivision = Lanvale Forest
Area = Leland TownCreek

Subdivision = Sunset Ridge
Area = Ocean Isle Beach Main

Subdivision = Farmstead
Area = Calabash

Subdivision = Brookstone
Area = Sunset Harbor

Subdivision = Barefoot Resort
Area = Out of Area – SC

Condo Complex Names

Avista Ocean Resort

Charleston Common

Regency at Sunset Beach

River Crossing @ Barefoot