

5 OPTIONS FOR LISTINGS

Do you have a new listing? Below are the five options when entering a new listing into the Baldwin REALTORS Multiple Listing Service.

1 Active Listing

Any listing that is for sale or lease and marketed to the public.

You have three (3) business days from the effective date of the authorized MLS entry date to enter your active listing into the BR MLS.



2 Coming Soon Listing

Coming soon is an optional, off market status wherein there is a listing contract between the seller and the broker. This status indicates that the seller and broker are preparing the property for sale.

You have three (3) business days from the effective date of the authorized MLS entry date to enter your coming soon listing into the BR MLS. Listings in a coming soon status cannot be shown until made active in the MLS. Coming Soon listings can be marketed to the public. Click here for a complete list of coming soon rules.



3 Brokerage Exclusive Listing

Brokerage Exclusive listings are listings that are entered into the MLS and can only be viewed by the agents in the listing brokerage.

You have three (3) business days from the effective date of the authorized MLS entry date to enter your brokerage exclusive listing into the BR MLS. Listing agents must have written authorization from the seller to enter a Brokerage Exclusive listing into the MLS. It is required to forward a copy of the listing agreement or a Broker Exclusive Addendum to compliance@baldwinrealtors.org within three (3) days of entering the listing. The Clear Cooperation Policy applies to Brokerage Exclusive listings.



4 Delayed Market Exempt Listing (DMEL)

An exempt listing where the seller has directed the listing broker to delay the public marketing of that listing through IDX and syndication. DMEL listings are searchable to any member of the BR MLS and can be sent to clients.

You have three (3) business days from the effective date of the authorized MLS entry date to enter your DMEL into the BR MLS. Listing agents must have written authorization from the seller to enter a DMEL into the MLS. BR provides a DMEL Addendum that contains all information required by the National Association of REALTORS®.



5 Confidential (Exempt) Listing

If the seller refuses to permit the listing to be disseminated by the service, the participant may then take the listing and such be filed with the service but not placed in the Multiple Listing Service.

You have three (3) business days from the listing agreement date to send a Confidential Listing addendum to compliance@baldwinrealtors.com. The Clear Cooperation Policy applies to Confidential listings.

