

REALTOR® ASSOCIATION OF MIAMI-DADE COUNTY

INTERNET DATA EXCHANGE (IDX) RULES
ADDENDUM TO MLS RULES AND REGULATIONS

September, 2001

WHAT IS IDX?

IDX is a system where brokers give each other permission to display their listings on each other's web sites. Brokers who participate in the program can display all of each other's active listings. If you choose not to participate, no other broker will be permitted to display your listings and you will not be permitted to display other broker's listings. You can include your listings in the IDX database without having your own web site, in the same manner you do with other local or national web sites (HomeAdvisor, REALTOR.com, Miami-Realtor.com, etc.)

You do not need to take any action to become an IDX Subscriber. If you were a participant in the REALTOR® Association of Miami-Dade County MLS when the IDX program was implemented, you were automatically signed up. New MLS participants will automatically be signed up. If you don't want to participate, you must notify the association (RAMDC) in writing by regular mail, fax or email.

IDX rules were established and approved by the Board of Directors of the REALTOR® Association of Miami-Dade County. Any changes to these rules will be provided to MLS Participants through the association's publications, fax and email reports. All IDX Participants are obligated to abide by the published rules and regulations.

1. The right to display listing IDX information is limited to participants who are Designated REALTORS® holding participatory rights in cooperating MLS's and who are actively engaged in providing real estate brokerage services to buyers or sellers in residential real estate transactions. Designated REALTORS® may authorize their agents to participate in IDX.
2. Only association approved IDX fields may be displayed. A Broker may display fewer fields than designated by the association or listing Broker.
3. Thumbnail Display of another IDX Broker's listing may not include any branding. It will include text data of listed property, a photo of property, IDX Symbol and a "Link" to additional information.

The following disclosure must appear on the first page where any IDX listing appears: "The data relating to real estate for sale/lease on this web site comes from a cooperative data exchange program of the Multiple Listing Service (MLS) in which these Brokers participate (Realtor® Association of Miami-Dade County, Realtor® Association of Greater Ft. Lauderdale, Realtor® Association of Greater Miami and the Beaches, Northwestern Dade Association of Realtors®,

South Broward Board of Realtors®). The properties displayed may not be all of the properties in the MLS database, or all of the properties listed with Brokers participating in the cooperative data exchange program. Properties listed by Brokers other than this Broker are marked with the IDX Symbol, indicating an agreement to exchange property information. Detailed information about such properties includes the name of the listing Broker's Company. Information provided is

thought to be reliable but is not guaranteed to be accurate. You are advised to verify facts that are important to you. No warranties, expressed or implied, are provided for the data herein, or for their use or interpretation by the user. This information is protected from unlawful duplication by copyright. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

4. The Detailed Display of another IDX Broker's listing shall not include any Branding within the "body" of the listing data. The "Body" is defined as the rectangular space whose borders are delimited by the utmost extent in each direction of the listing text and photo data. Immediately following the property information of another IDX Broker's listing, the listing Broker's Company Name shall be displayed in type that is at least as large as the largest type size used to display the listing data. The following additional information shall be included at the bottom of the page:

"The Realtor® Associations (Miami-Dade County, Greater Ft. Lauderdale, Greater Miami and the Beaches, Northwestern Dade, South Broward Board) are not responsible for the accuracy of the information listed above. The data relating to real estate for sale or lease on this web site comes in part from the Internet Data Exchange Program (IDX) and the South East Florida Regional MLS and is provided here for consumer's personal, non-commercial use. It may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing or leasing. Real Estate listings held in brokerage firms other than the office owning this web site are marked with the IDX Logo on the short inquiry and detailed information about the listing includes the name of the listing Broker's Company. Data provided is deemed reliable but not guaranteed. This information is protected by copyright and all rights are reserved. This property is shown courtesy of _____ Company Name _____.

5. Information displayed cannot be modified. All data must be downloaded. No information may be added in any way to the listings.
6. IDX Brokers must update the information on their web sites at a minimum of every seven (7) days. It is recommended that this update take place DAILY. If updated less frequently than daily, the search and/or results page must include a

disclosure indicating the frequency and days of update. For example: on the search page “data last updated: xx/xx/xx”. On the results page: “This data up-to-date as of (fill in date).

7. No portion of the IDX Database shall be used or provided to a third party for any purpose other than those expressly provided for in MLS rules. Providing an MLS password to an unauthorized recipient is a serious violation of these rules that may subject the IDX Broker to MLS sanctions. An IDX Broker that authorizes its affiliated sales agents to participate in IDX will be responsible for ensuring such agents compliance with these rules.

IDX Participants must indicate on their web sites that the information provided is for consumers personal use and may not be used commercially or for any purpose other than to identify prospective properties consumers may be interested in purchasing.

8. An IDX Broker displaying the IDX database or any portion thereof, shall make reasonable efforts to avoid “scraping” (Illegal extraction of another’s information from their framed page and linking it to another web site) of the data by third parties or displaying of that data on any other web site by:

- * Monitoring the web site for signs that a third party is “scraping” data.
- * Prominently posting notice that any use of search facilities of data on the site, other than by a consumer looking to buy, sell or lease real estate is prohibited.

9. Any third party involved in design/development of an IDX Broker’s or Agent’s web site must enter into a written agreement with the REALTOR® Association of Miami-Dade County. The vendor/consultant may retain no part of the information obtained from the MLS database.
10. No portion of the IDX Database may be co-mingled on the IDX Broker’s web site with any listings that are not in any multiple listing service.
11. An IDX Broker must make changes to an internet site within five (5) business days when notified of a violation by the MLS. If the violation is by one of the Broker’s Agents, the Agent will also be notified. Failure to comply with the MLS request to cure the violation will result in per diem charges of \$25.00 per day for the first 15 days and \$50.00 per day thereafter for 30 days. Brokers who do not respond positively to the MLS may be suspended from the IDX Program and also the MLS
12. Any Internet web site used for publication of the IDX Database or any portion

thereof must be controlled by a single IDX Broker and advertised as that IDX Broker's internet web site.

13. The MLS shall have the right at any time and in its sole discretion to terminate the member's right to so transfer IDX information (download), upon written notice to the member. Delivery of such written notice to the member shall constitute written notice to any third party vendor/consultant being used by the member. If the member is an Agent, the Broker of the firm will also be notified.
14. If the REALTOR® Association of Miami-Dade County is sued because of the inappropriate use (or failure to use it) of the IDX Logo by a member IDX participant, the Broker is responsible for reimbursing the Association for defense costs and damages.

11/26/01

REALTOR® ASSOCIATION OF MIAMI-DADE COUNTY, INC.

IDX BROKER OPT-OUT FORM

This form permits you to opt out of the Internet Data Exchange (IDX) Program. If you opt out, you are not permitted to display other Broker's listings on your web site. This form must be filled out and signed by the Designated Broker and mailed to RAMDC, 245 Alcazar Avenue, Coral Gables, Florida 33134 or faxed to (305) 442-0338.

FIRM NAME: _____

FIRM MLS ID _____ BROKER MLS ID _____

DESIGNATED BROKER _____

EMAIL ADDRESS _____

FIRM STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

FIRM PHONE _____ FAX _____

My firm does not wish to be an Internet Data Exchange (IDX) subscriber. I understand that this means that other IDX subscribers will not be permitted to display my listings on their web sites. I further understand that my firm will receive no benefits under the IDX Program of the REALTOR® Association of Miami-Dade County. My firm is not allowed to display the listings of other brokers unless I receive permission from them individually to do so.

I am the Designated Broker for the MLS Office whose ID number appears above. I represent that I have the authority to execute this form on behalf of my own office and all other offices listed above (if any).

Signature: _____

Date: _____

REALTOR® ASSOCIATION OF MIAMI-DADE COUNTY

IDX CONSULTANT AGREEMENT

NOTE TO FIRM: Please reproduce this form for each individual/company to whom you intend to provide access to the IDX Data under this Agreement

CONSULTANT (company or individual) NAME _____

E-MAIL ADDRESS: _____

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ FAX _____

This Agreement entered into on behalf of Consultant by:

Signature

Date

Print Name

Title

Note: Be sure to enter into this Access Agreement to IDX data feed Contract with the REALTOR® Association of Miami-Dade County and every real estate broker to which you provide services. If you sign only one Agreement and that firms access to IDX Data is terminated, you will not be able to get the date for your other clients.

REALTOR® ASSOCIATION OF MIAMI-DADE COUNTY, INC.

IDX FIRM AGREEMENT

FIRM NAME _____

FIRM MLS ID _____ BROKER MLS ID _____

DESIGNATED BROKER NAME _____

E-MAIL ADDRESS _____
(required)

STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____ FAX _____

Entered into on behalf of the Firm by:

Signature Date

Print Name Title

REALTOR® ASSOCIATION OF MIAMI-DADE COUNTY, INC.

ASSOCIATION IDX AGREEMENT

Entered into on behalf of RAMDC by:

Signature

Effective Date

Print Name

Title

The following is confidential information for use by RAMDC only. Copies will be supplied to the Firm and Consultants after the Firm and Consultant Agreements are signed.

FTP [URL](#): _____

FTP User ID _____

FTP Password _____

Consultants Identified: _____

Consultant(s) Name(s) _____

Listing Office ID _____

Listing Office Name _____

Broker or Contact Person _____