

**MULTIPLE LISTING SERVICE
RULES AND REGULATIONS OF
NORTH TEXAS REAL ESTATE INFORMATION SYSTEMS, INC.**

Approved December 16, 1998

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Amended September 21, 2005

Amended November 15, 2006

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SECTION 16 - USE OF MLS INFORMATION

16.01 Information from the MLS Compilation of current listing information, from the “Statistical Report” of NTREIS, or from any “sold” or “comparable” report of NTREIS or the MLS may be used by Participants as the basis for aggregated demonstrations of market share or comparisons of firms in public mass media advertising by a Participant or in other public representations. This authority does not convey the right to include in any advertising or representation information about specific properties, including, but not limited to, the address, sales price, or other terms of sale, which are listed with Other Participants or which were sold by Other Participants (as either listing or cooperating broker). However, any print or any non-print forms of advertising or other forms of public representations based in whole or in part on information supplied by NTREIS or the MLS must clearly demonstrate the period of time over which such claims are based and shall include the following or a substantially similar notice:

“Based on information from the North Texas Real Estate Information Systems, Inc., for the period (date) through (date).”

16.02 Use of information developed by or published by the MLS is strictly limited to the activities authorized under a Participant’s licensure or certification as a real estate broker, salesperson, or appraiser and unauthorized uses are prohibited. Nothing contained in the Rules is intended to convey participation or membership or any right of access to information developed by or published by the MLS where access to such information is prohibited by law.

16.03 Participants and Subscribers may not publish or display to customers or clients the name, phone number, or e-mail address, of any seller or occupant of Listed Property.

16.04 Publication or display to customers or clients of remarks will be limited to Property Description and Directions. For example, instructions for showings, remarks for Other Participants and security of Listed Property are prohibited.

16.05 MLS data fields authorized for publication or display may not be changed by any Participant or Subscriber other than the Listing Participant or the agent of the Listing Participant. MLS data may be augmented with additional data not otherwise prohibited from publication or display, provided the source of any additional data is clearly identified. This Rule does not restrict

the format of MLS data publication or display or the publication or display of fewer than all of the listings or fewer authorized data fields.

16.06 Publication or display of MLS data must include a notice indicating that the data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

16.07 Each listing displayed on a website of a Participant or Subscriber other than the Listing Participant shall identify the name of the listing brokerage firm and listing agent in typeface not smaller than the median used in the display of listing data.

SECTION 17 - INTERNET DATA EXCHANGE AND DOWNLOADING

INTERNET POLICIES

17.01 NTREIS Participants/Subscribers may display on their consumer accessible web sites aggregated NTREIS MLS active listing information through, at Participants'/Subscriber's option, either downloading and placing the data on their consumer accessible web sites or by framing such information on a NTREIS web site (if such a site is available) subject to the requirements of state law and regulation. Participants/Subscribers may not combine the aggregated NTREIS data with non-NTREIS data nor forward aggregated NTREIS data to other web sites. Participants shall be responsible for the use of NTREIS data on web sites of Subscribers sponsored by that Participant. Subscribers must obtain authorization from their Participant before downloading NTREIS data to the Subscriber's public web site.

17.02 Internet search and display of aggregated NTREIS information shall include no more information than is on the NTREIS Customer Report. The Customer Report is a report with respect to a specific listing which can be viewed on-line or downloaded and printed out and handed to a consumer. The Customer Report includes information about the property which is the subject of the listing, including all search fields and displays of that property on a Subscriber's website. Only the information contained in a Customer Report may be displayed or used as search criteria on an IDX Website.

17.03 Unless state law requires prior written consent from Listing Participant, Listing Participant's consent for such display is presumed unless a Listing Participant affirmatively notifies NTREIS in writing that the Listing Participant refuses to permit display (either on a blanket or on a listing-by-listing basis). If a Participant refuses on a blanket basis to permit the display of that Participant's listings then that Participant and Subscribers of that company may not frame or display other Participants' NTREIS aggregated listings.

17.04 No Participant/Subscriber has the right to give his/her MLS password or access code to third parties nor allow MLS data to be downloaded by third parties without prior NTREIS authorization. Any violation of this section by a Participant, Subscriber, or Ancillary User will subject the violators to loss of MLS services in addition to any other sanctions authorized by these Rules or Policies of the Code of Ethics.

17.05 Property listings on consumer accessible web sites that contain NTREIS data must show the Listing Participant's company name and the Listing Agent's name on each property listing

in a print size that matches the size of the print in the remarks section or that matches the other print in a listing that does not include remarks.

17.06 Only remarks that NTREIS indicates are public remarks are permitted to appear on the Customer Report and therefore on consumer accessible web sites.

17.07 Any display of Other Participant's listings must include:

- a) the source of the information being displayed;
- b) a display of the date of the last update on the web site. Participants must refresh all downloads and refresh and download all data at least once every seven (7) days; and
- c) a display of the NTREIS logo on all Thumbnail listings (along with an explanation of the meaning of the use of the NTREIS logo).

17.08 Participants/Subscribers may not edit factual information from the aggregated NTREIS data that appears on their consumer accessible web sites or in the NTREIS Customer Reports.

17.09 Consumers accessing a Participant's/Subscriber's public web site that contains NTREIS data must be notified that they may not reproduce or redistribute the NTREIS data since the use of this data is only for people viewing that site.

17.10 Only active listing statuses may be shown when available listings are displayed on a Participant's/Subscriber's consumer accessible web site, together with an explanation of what the status symbol means.

17.11 Participants/Subscribers shall not download and display aggregated NTREIS sold data onto their consumer accessible websites.

17.12 All employees/contractors of Participants/Subscribers who need access to NTREIS data must be given a copy of the Rules.

17.13 Participants/Subscribers who contract with employees and/or contractors who will have access to the NTREIS database must incorporate an addendum to any such contract outlining the responsibilities of such employees and/or contractors substantially in a form approved by the Directors.

17.14 NTREIS shall specify the available facilities to be used for supporting the downloading activities of Participants/Subscribers and their employees and contractors.

17.15 Participants must notify the MLS of their intention to establish an IDX site and must make their site directly accessible to the MLS for purposes of monitoring/ensuring compliance with applicable Rules and policies.

17.16 Participants must protect IDX information from misappropriation by employing reasonable efforts to monitor and prevent “scraping” or other unauthorized accessing, reproduction, or use of the MLS database.

17.17 Listings or property addresses of sellers who have directed their Listing Participants to withhold their listing or property address from display on the Internet (including, but not limited to, publicly-accessible Web sites) shall not be accessible via IDX sites. Notwithstanding this prohibition, Listing Participants may display on their IDX sites or their other Web site(s) the listing or property address of consenting sellers.

17.18 Participants may select the listings they choose to display on their IDX sites based only on objective criteria including, but not limited to, factors such as geography or location (“uptown”, “downtown”, etc.), list price, type of property (*e.g.*, condominiums, cooperatives, single-family detached, multi-family), cooperative compensation offered by listing brokers, type of listing (*e.g.*, exclusive right to sell or exclusive agency), or the level of service being provided by the Listing Participant. Selection of listings displayed on any IDX site must be independently made by each Participant.

17.19 Participants must refresh all MLS downloads and refresh all MLS data at least once every seven (7) days.

17.20 Except as provided in these Rules, an IDX site or a Participant or user operating an IDX site may not distribute, provide, or make any portion of the MLS database available to any person or entity.

17.21 When displaying listing content, a Participant’s or user’s IDX site must clearly identify the name of the brokerage firm under which they operate in a readily visible color and typeface.