

WHAT'S NEW? WHAT'S NEXT?

EXPANDED SPECIAL FINANCING OPTIONS COMING TO CINCYMLS

To help improve listing clarity and provide better guidance for buyers and their agents, CincyMLS is updating the **Special Financing** field with several new options. These additions will provide users with a more complete picture of a property's financing eligibility upfront, helping to reduce confusion.

Beginning in August, the following options will be available:

- **Cash Only**
- **FHA NOT Eligible**
- **VA NOT Eligible**
- **USDA/RD Eligible** (Eligible added to the field).



Including these options allows listing agents to more accurately reflect financing limitations or opportunities, which is especially important for buyers using specific loan types.

OHIO HB 466 AND HOW IT AFFECTS ADVERTISING PROPERTIES

Effective **October 24, 2024**, Ohio House Bill 466 mandates that real estate licensees must enter into a **written agency agreement** before representing a buyer or seller in most real estate transactions.



Key Requirement:

- A licensee must have a signed agreement before they can market a seller's property.

Under HB 466, licensed agents can no longer advertise or promote a property without a signed agreement. This applies to all forms of marketing, including **social media posts, flyers**, or other promotions, even if the property address is not disclosed.

In addition to HB 466, agents must also comply with the **Clear Cooperation Policy**, which states "Within one business day of marketing a property to the public, the listing broker must submit the listing to the MLS."

ADU FIELDS WILL BE REQUIRED IN AUGUST

Accessory Dwelling Units (ADUs) are appearing more frequently in listings, and buyers are taking notice. To ensure consistent, accurate data and enhance the visibility of these valuable spaces, CincyMLS will require two ADU-related fields starting in August:

- **ADU** (Yes/No)
- If Yes, **Attached or Detached**

These fields were introduced in May as optional to give users time to familiarize themselves with ADUs. Their use will become required to improve listing

clarity, support better search options, and help clients make more informed decisions.

The [ADU Worksheet](#) is not required, but its use and upload are strongly urged.

When listing a property with a secondary living space, it's important to understand what qualifies as an ADU. While these spaces can include garage apartments and backyard cottages, the final determination depends on local zoning, permitting, and building regulations.



Cincy MEGA Open House

Presented by REALTOR® Alliance of Greater Cincinnati



Sunday, August 10 - All Day

RAGC PARTNERS WITH CITY OF CINCINNATI AND VICE MAYOR

On **Saturday, August 9**, the REALTOR® Alliance of Greater Cincinnati will partner with the City of Cincinnati and the Vice Mayor's office for the second annual OWNCincy Homeownership Symposium - an energetic, information-packed event designed to educate and empower future homebuyers. Last year drew over 850 attendees, with an even larger crowd expected this year.

To build on that momentum, RAGC is launching the **Cincy MEGA Open House on Sunday, August 10**, a region-wide

effort to showcase as many homes as possible (in-person or virtually) and capitalize on the fresh interest generated by Saturday's crowd.

Brokers and agents are encouraged to participate by simply hosting open houses and entering them into CincyMLS by Friday, August 8. These listings will be featured in event promotions and marketing tools, helping to open doors - literally and figuratively.

Click [HERE](#) for more information.

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