

WHAT'S NEW?

WHAT'S NEXT?

ACCESSORY DWELLING UNITS CINCYMMLS QUICK TAKE

CincyMLS is happy to announce our latest **Quick Take**, a short informational video highlighting Accessory Dwelling Units (ADUs) and how they're handled in CincyMLS. In just a few minutes, get a brief overview of what ADUs are, why they matter to buyers and sellers, and the new MLS requirements designed to ensure accurate data and enhance the visibility of these valuable spaces.



Click [HERE](#) to view the ADUs Quick Take.

NAR MANDATED WRITTEN BUYER AGREEMENTS

Effective August 17, 2024, the National Association of REALTORS® (NAR) implemented a written buyer agreement requirement as part of its settlement agreement. The obligation is further reinforced by Ohio license law, making it a clear mandate under both state regulations and NAR rules.

In October 2024, CincyMLS began conducting compliance checks on randomly selected sold properties. Recently, there has been an increase in non-compliance, including the absence of the required agreement and incomplete or incorrect agreements.



The written buyer agreement requirement is not optional. Agents **MUST** secure a fully executed buyer agreement before showing any property. Failure to comply will result in fines beginning at \$1,000. It is strongly recommended that processes are reviewed to ensure that this requirement is met.

RAPATTONI LISTING INPUT UPDATES

Updates were rolled out in Rapattoni on August 19 to enhance listing accuracy and enable agents to communicate key property details more clearly to buyers.

Additional Special Financing Options have been added, including:

- Cash Only
- FHA NOT Eligible
- VA NOT Eligible
- Eligible was added to USDA/RD

These additions provide a clearer

picture of the property's financing eligibility.

Additionally, the ADU fields that were introduced in May are now required. ADU must be marked 'Yes' or 'No', and if it is Yes, 'ADU Attached' or 'ADU Detached' must be selected.

Be sure to download the most recent **Residential Input Sheet** with these updates [HERE](#) or from our website or in Rapattoni.

RAPATTONI ONLINE CINCYMLS CLASSES

CincyMLS, in collaboration with Rapattoni, is thrilled to announce exclusive virtual Rapattoni training courses specifically designed for CincyMLS users and subscribers.

Guided by Rapattoni's team of MLS experts, these sessions will equip CincyMLS users with the practical skills to streamline workflow and stay ahead in the market.

Introduction to Rapattoni MLS

Thurs | Sept 4 | 2 pm - 3:30 pm

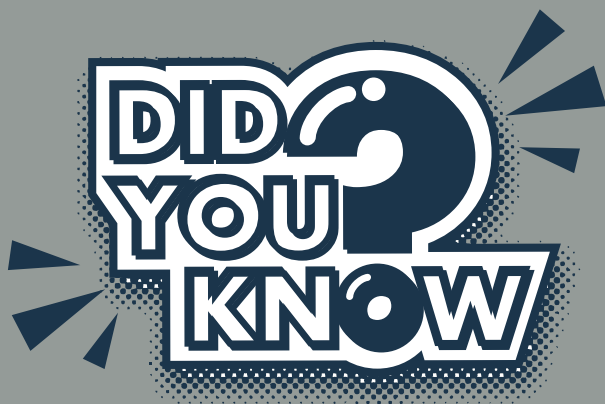
Advanced Rapattoni MLS

Wed | Oct 8 | 2 pm - 3:30 pm

Listing Input Maintenance & Administrative Office Features

Wed | Nov 5 | 2 pm - 3 pm

The exclusive registration link can be found [HERE](#).



ADVERTISING PROPERTY WITHOUT A WRITTEN AGREEMENT

Ohio House Bill 466 requires a written agency agreement with a seller before advertising a property. This includes advertisements without a price, address, or location. Clear Cooperation applies, and the property must be entered into MLS within one (1) business day of public marketing.

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